

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number Leschi to Madison Park / 14

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 561

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$476,100	\$482,300	\$958,400	\$1,071,900	89.4%	16.60%
2006 Value	\$546,300	\$497,800	\$1,044,100	\$1,071,900	97.4%	16.60%
Change	+\$70,200	+\$15,500	+\$85,700		+8.0%	0.00%
% Change	+14.7%	+3.2%	+8.9%		+8.9%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$516,900	\$491,800	\$1,008,700
2006 Value	\$593,600	\$505,400	\$1,099,000
Percent Change	+14.8%	+2.8%	+9.0%

Number of one to three unit residences in the Population: 3244

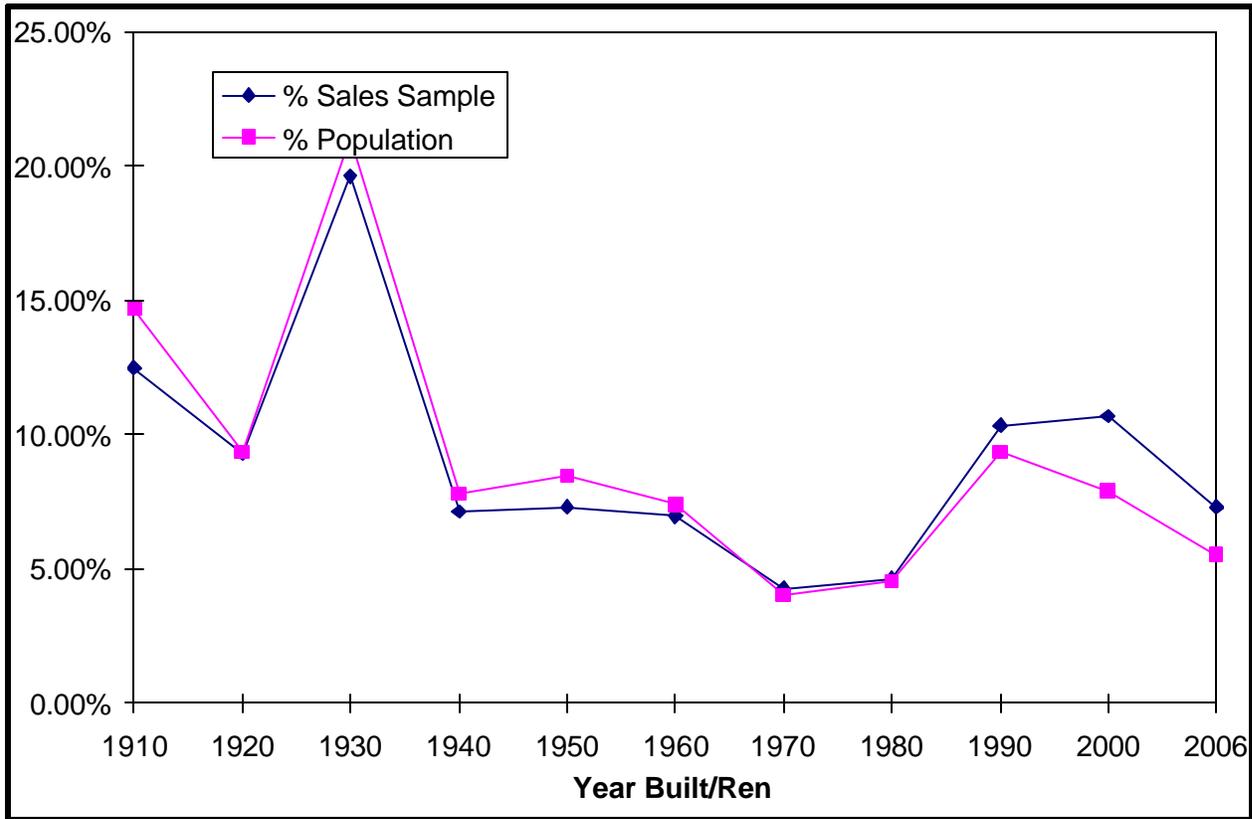
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and a model was considered an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	70	12.48%
1920	52	9.27%
1930	110	19.61%
1940	40	7.13%
1950	41	7.31%
1960	39	6.95%
1970	24	4.28%
1980	26	4.63%
1990	58	10.34%
2000	60	10.70%
2006	41	7.31%
	561	

Population		
Year Built/Ren	Frequency	% Population
1910	476	14.67%
1920	303	9.34%
1930	683	21.05%
1940	253	7.80%
1950	274	8.45%
1960	240	7.40%
1970	130	4.01%
1980	147	4.53%
1990	303	9.34%
2000	256	7.89%
2006	179	5.52%
	3244	

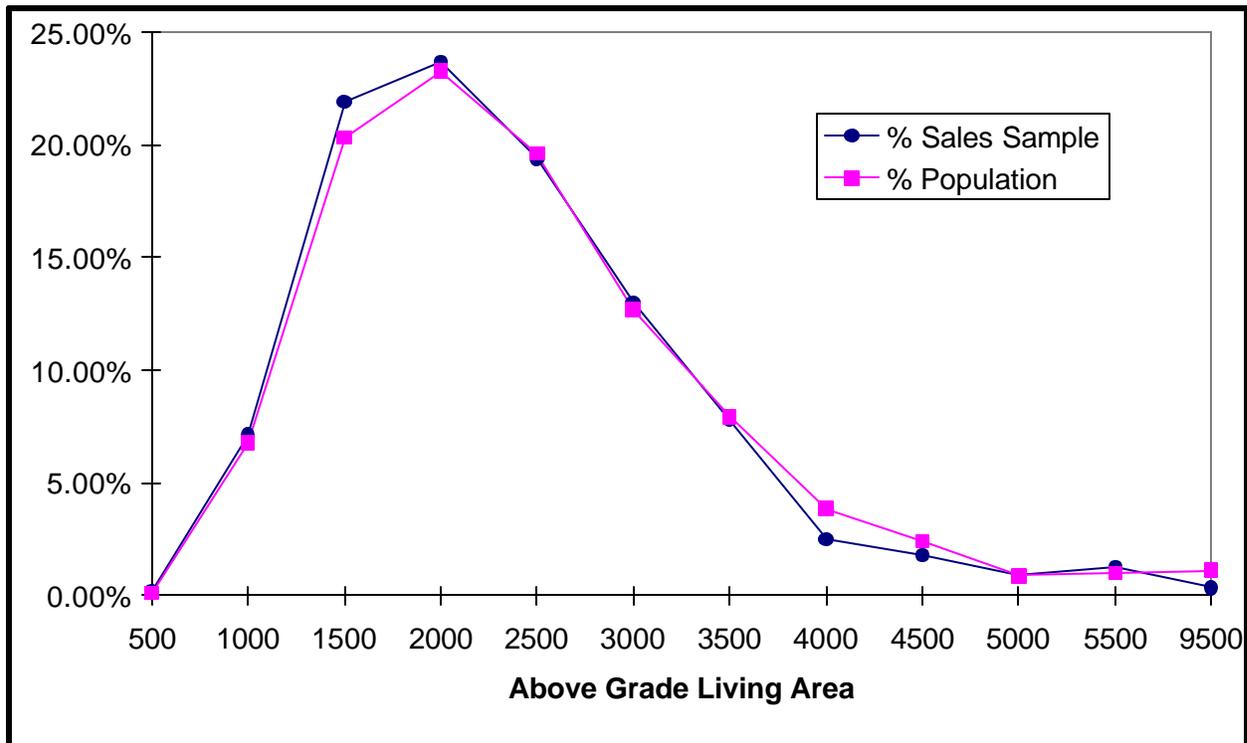


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.18%
1000	40	7.13%
1500	123	21.93%
2000	133	23.71%
2500	109	19.43%
3000	73	13.01%
3500	44	7.84%
4000	14	2.50%
4500	10	1.78%
5000	5	0.89%
5500	7	1.25%
9500	2	0.36%
	561	

Population		
AGLA	Frequency	% Population
500	4	0.12%
1000	220	6.78%
1500	660	20.35%
2000	755	23.27%
2500	636	19.61%
3000	411	12.67%
3500	258	7.95%
4000	125	3.85%
4500	78	2.40%
5000	29	0.89%
5500	32	0.99%
9500	36	1.11%
	3244	

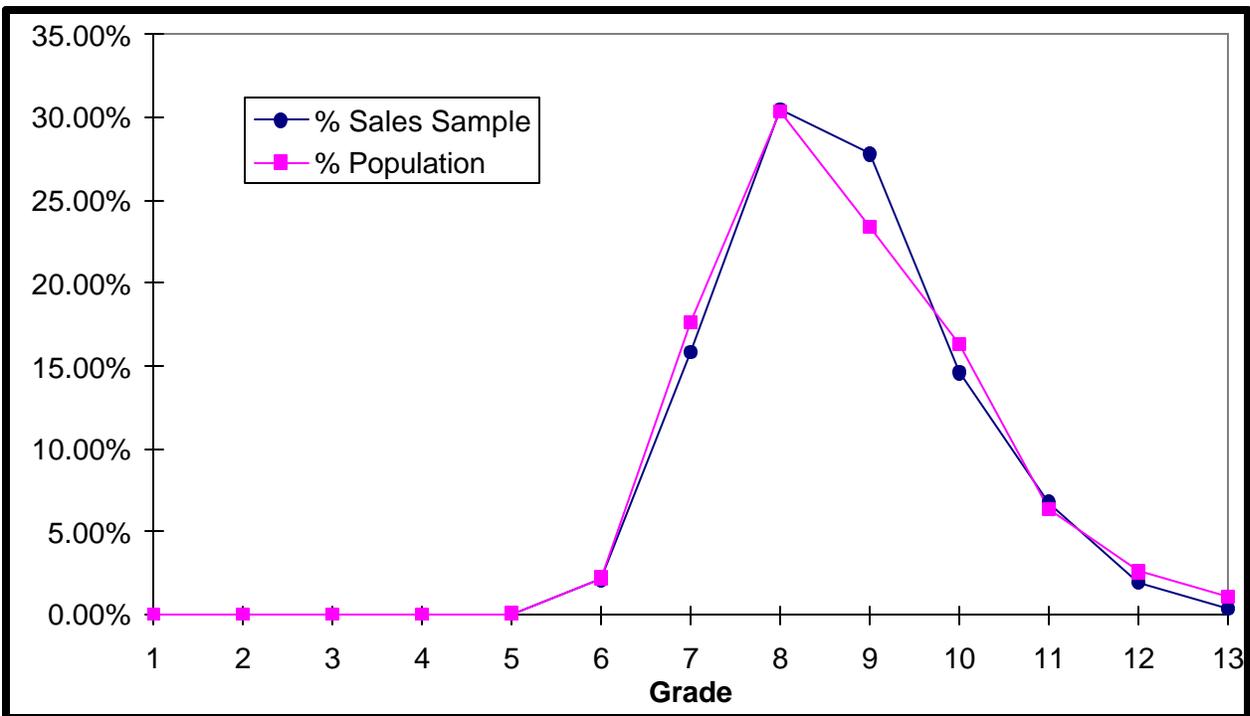


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

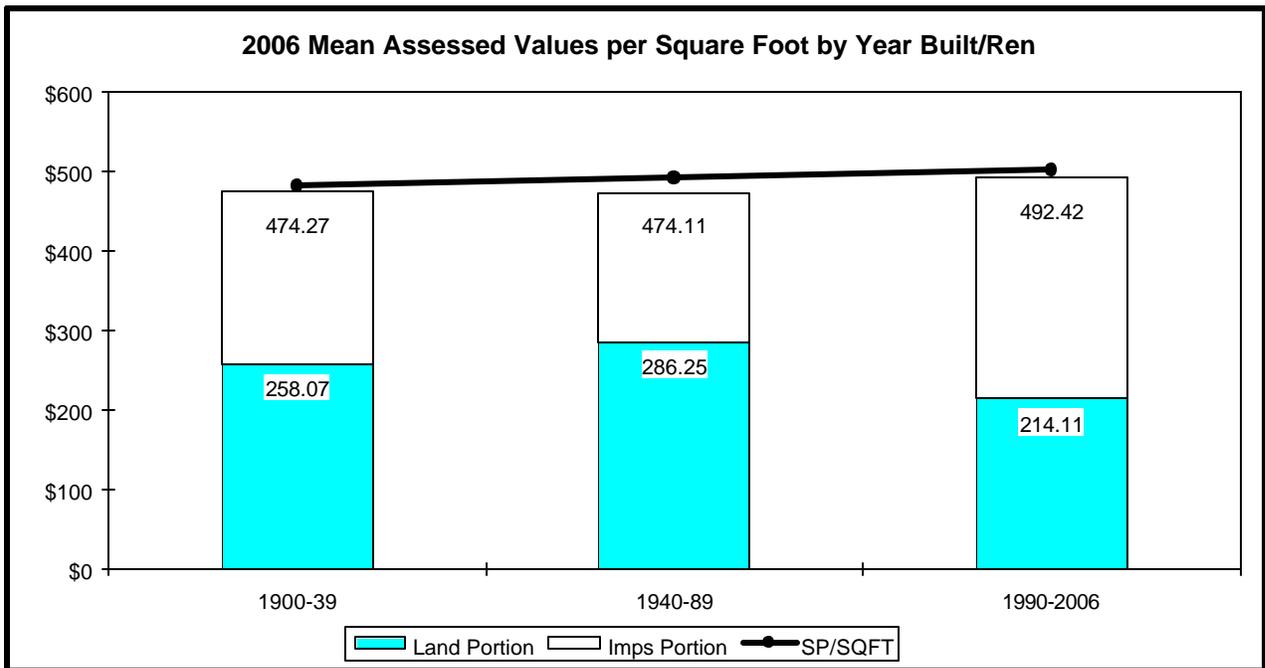
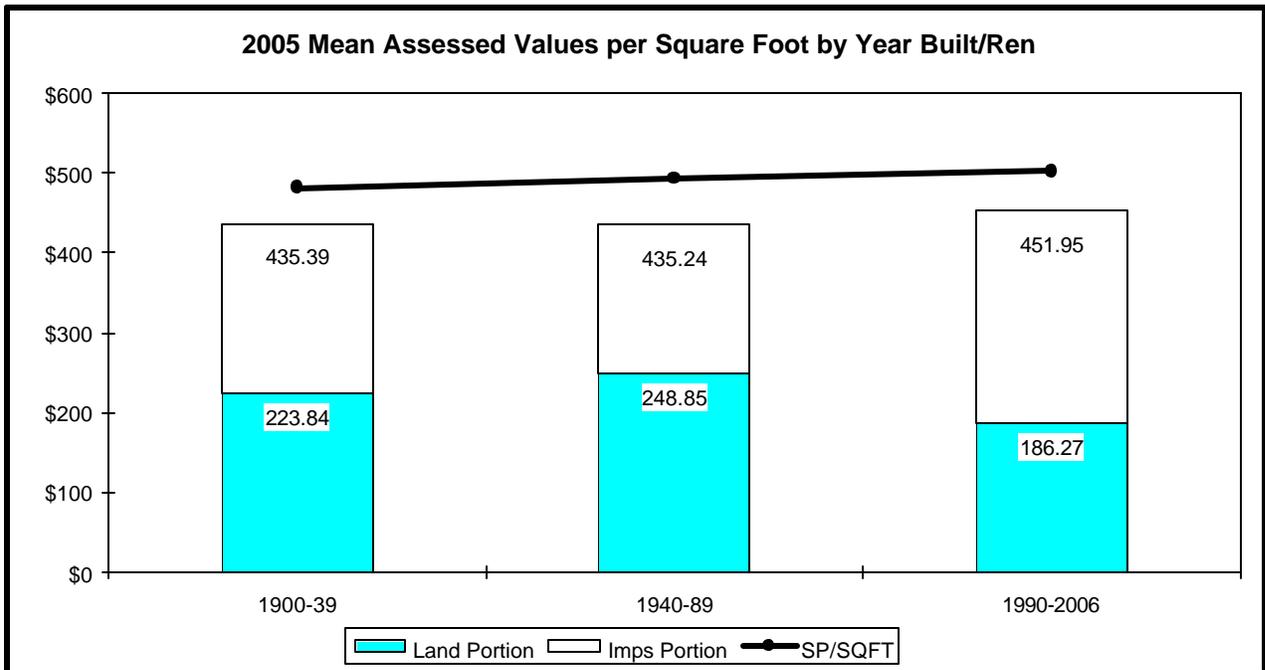
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	12	2.14%
7	89	15.86%
8	171	30.48%
9	156	27.81%
10	82	14.62%
11	38	6.77%
12	11	1.96%
13	2	0.36%
	561	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.06%
6	71	2.19%
7	572	17.63%
8	986	30.39%
9	760	23.43%
10	529	16.31%
11	206	6.35%
12	84	2.59%
13	34	1.05%
	3244	



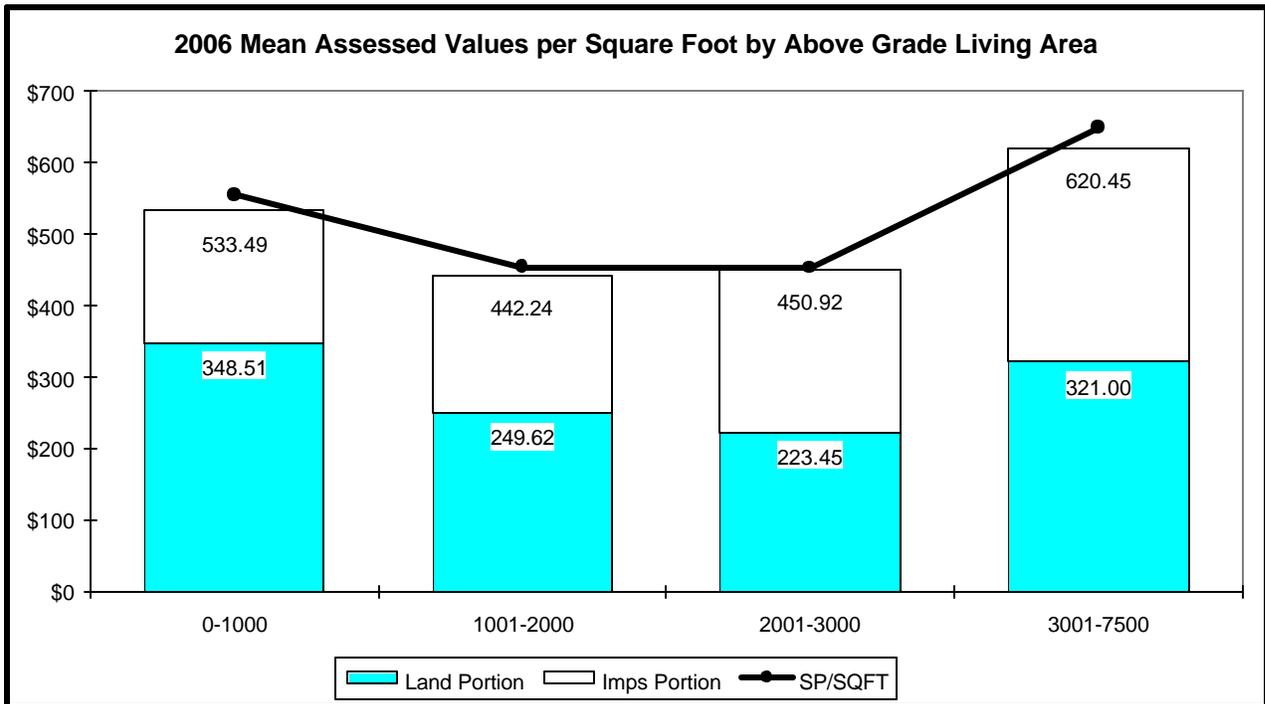
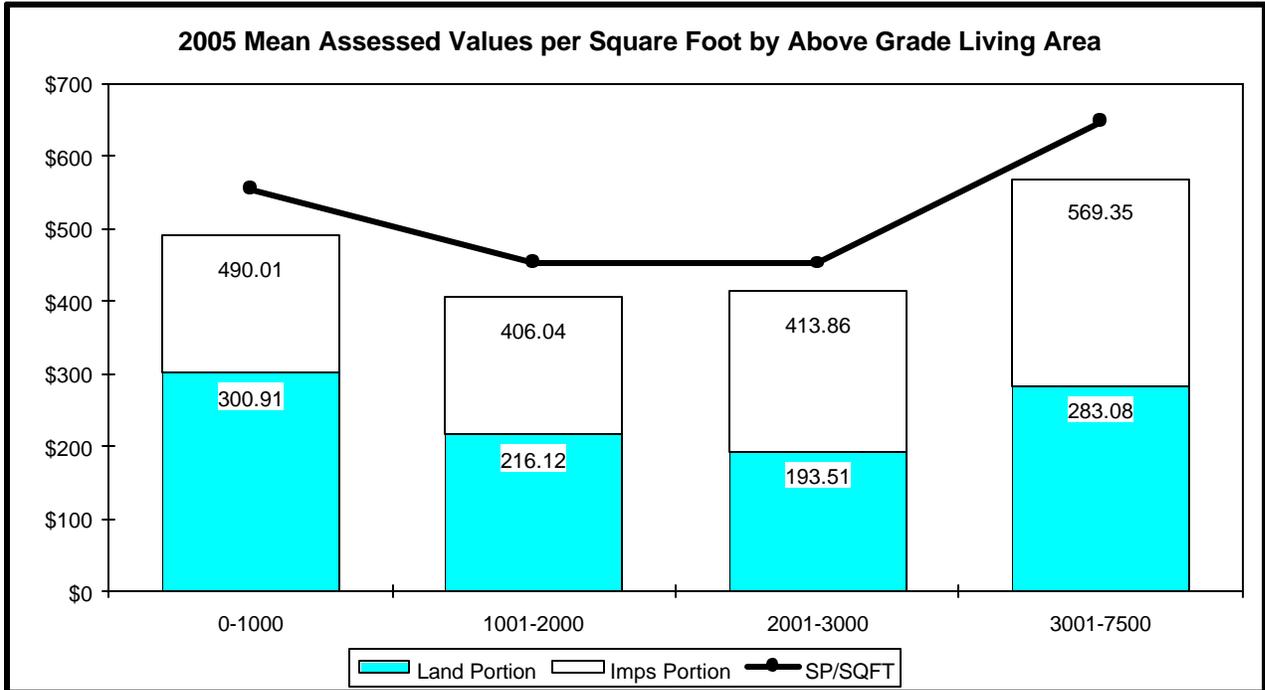
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



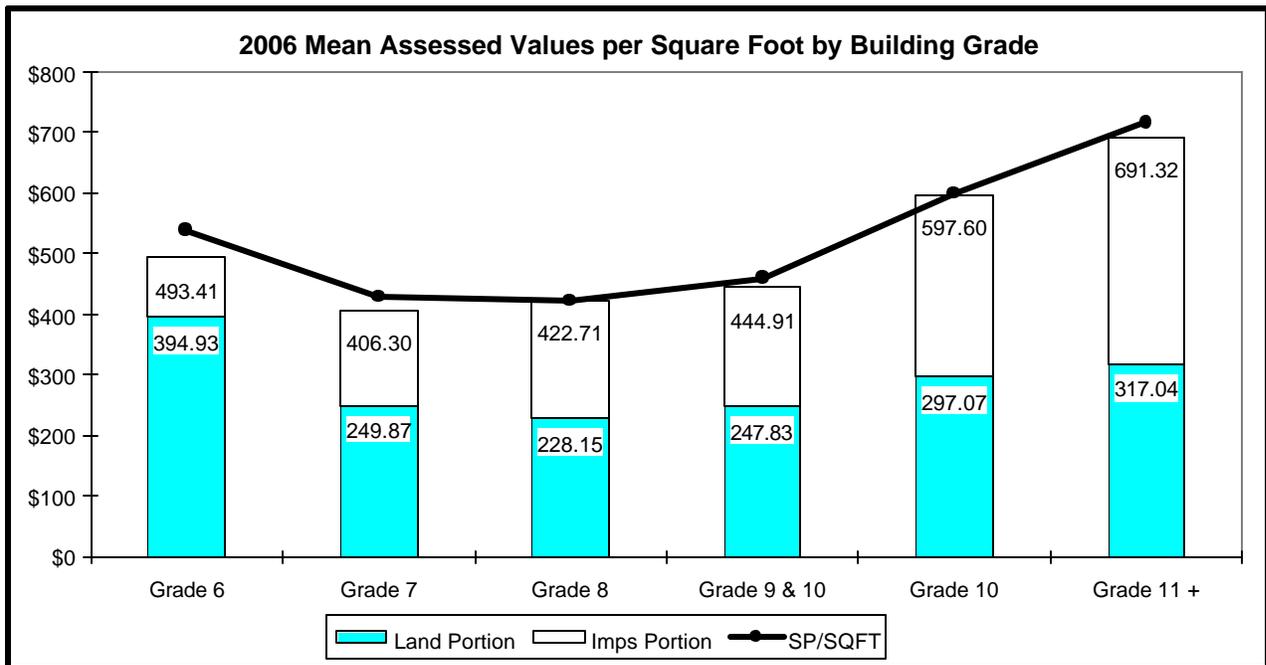
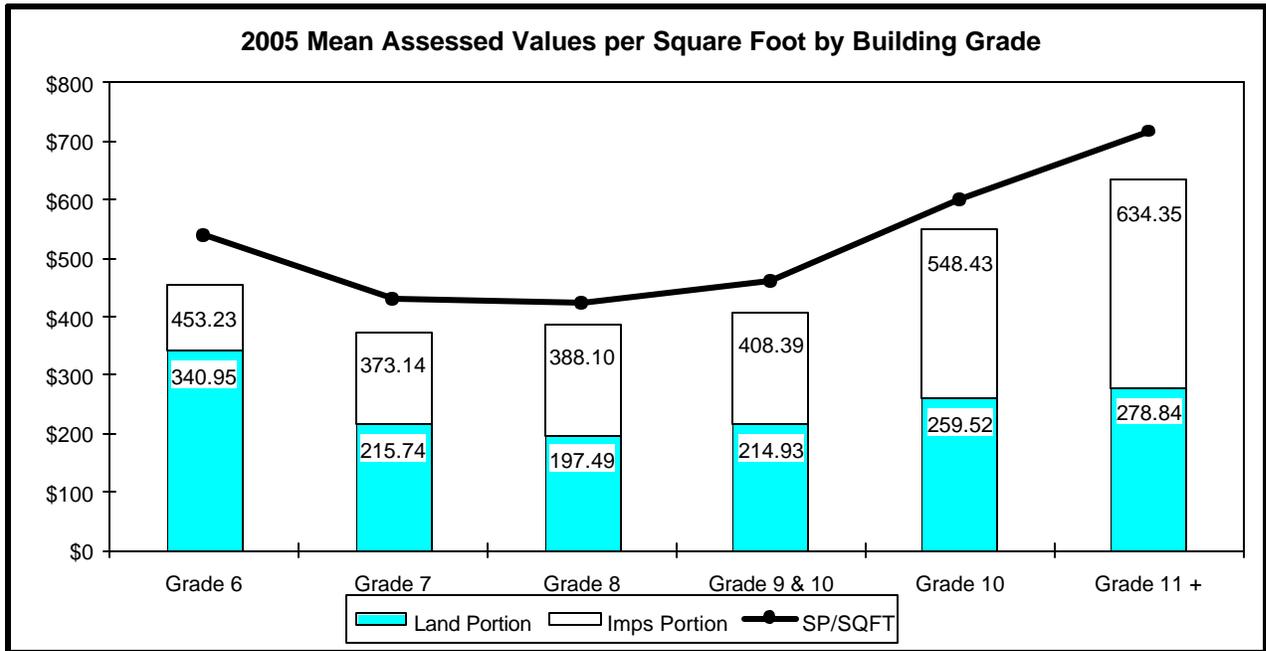
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area

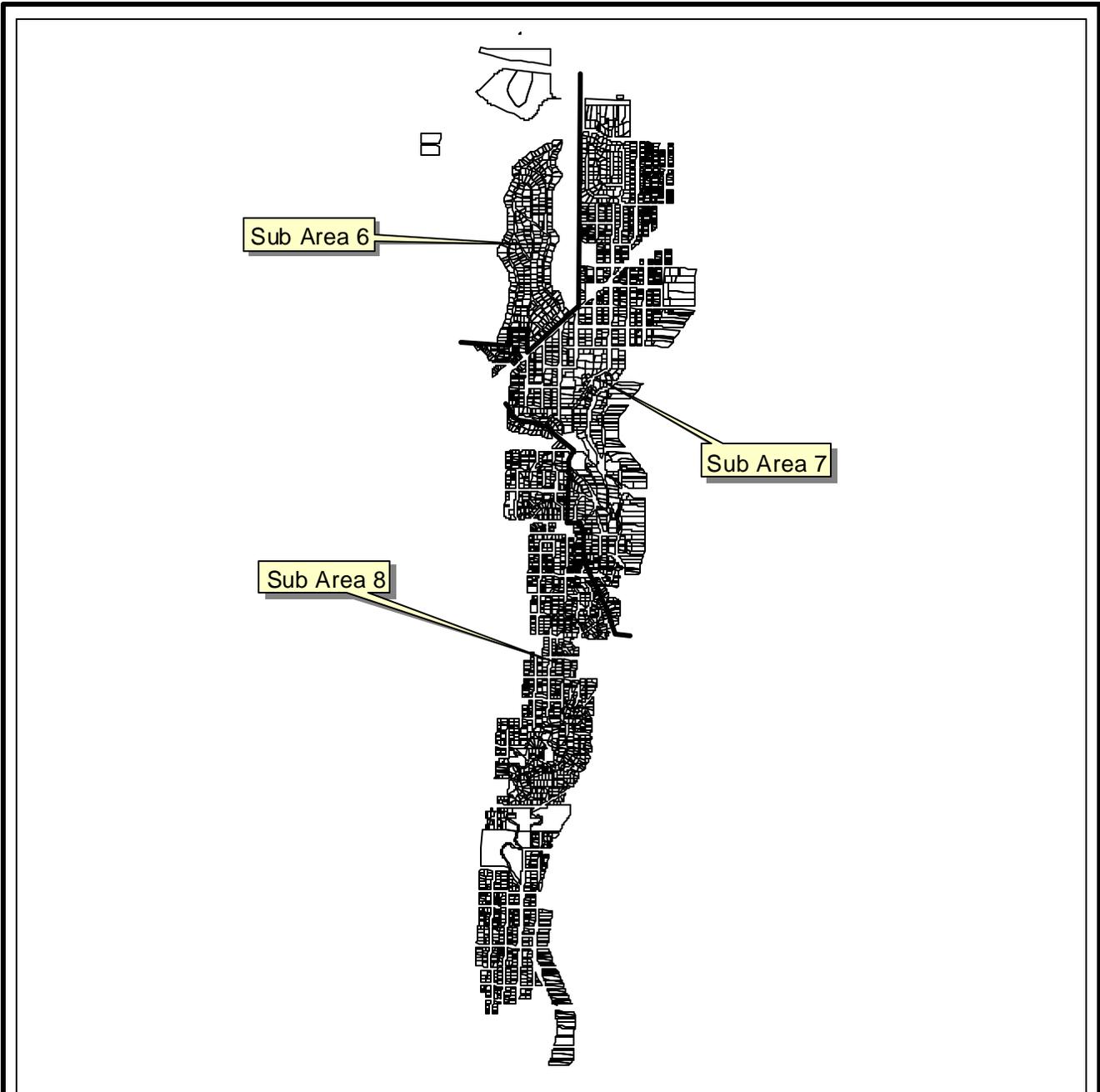


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 14

Leschi to Madison Park

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

N
June 1, 2004

0.1 0 0.1 0.2 0.3 0.4 0.5 Miles



King County

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 13 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 16% increase in non-waterfront land assessments and an 8% % increase in waterfront land assessments in the area for the 2006 Assessment Year. The 2 formulas are:

2006 non-waterfront Land Value = 2005 Land Value x 1.16, with the result rounded down to the next \$1,000.

2006 waterfront Land Value = 2005 Land Value x 1.08, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 561 usable residential sales in the area. Based upon these useable improved property sales and their 2005 Assessment year values, an overall market adjustment was derived.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. Although analysis was completed in NCSS and a model was considered an overall factor was decided upon for this area in order to improve the level of assessments throughout the area.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} * 1.09$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.09)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.09).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition”, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Mobile Home Update

Currently, there are no mobile home in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 14 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.00%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 9% upward adjustment.

There were no corrections for different strata .

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.974.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	12	0.874	0.952	8.9%	0.840	1.064
7	89	0.877	0.955	8.9%	0.918	0.992
8	171	0.913	0.995	8.9%	0.971	1.018
9	156	0.890	0.970	8.9%	0.944	0.996
10	82	0.906	0.987	9.0%	0.946	1.028
11	38	0.848	0.924	9.0%	0.865	0.984
>11	13	0.930	1.014	9.0%	0.921	1.106
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	265	0.898	0.978	8.9%	0.958	0.999
1940-1989	186	0.883	0.962	8.9%	0.937	0.987
1990-2006	110	0.901	0.982	9.0%	0.953	1.011
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	2	1.065	1.160	9.0%	0.795	1.525
Average	284	0.903	0.984	8.9%	0.964	1.004
Good	198	0.915	0.997	9.0%	0.975	1.020
Very Good	77	0.826	0.900	9.0%	0.858	0.941
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	153	0.886	0.965	8.9%	0.938	0.993
1.5	92	0.926	1.008	8.9%	0.974	1.043
2	269	0.895	0.976	9.0%	0.957	0.995
2.5	31	0.844	0.919	9.0%	0.832	1.007
3	16	0.941	1.026	9.0%	0.959	1.092
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1-1000	41	0.893	0.972	8.9%	0.918	1.025
1001-2000	256	0.898	0.978	8.9%	0.958	0.999
2001-3000	182	0.917	0.999	9.0%	0.976	1.022
>3000	82	0.869	0.947	9.0%	0.903	0.991

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.974.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

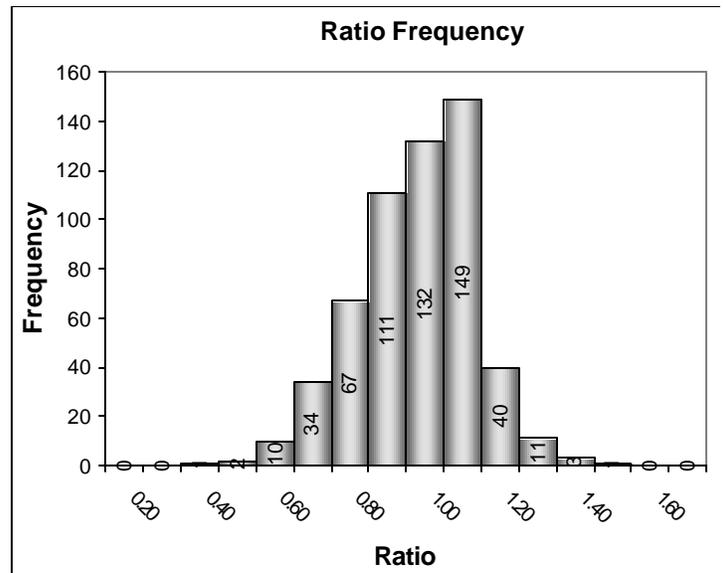
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	348	0.903	0.983	8.9%	0.966	1.001
Y	213	0.884	0.963	9.0%	0.940	0.985
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	548	0.901	0.982	8.9%	0.967	0.996
Y	13	0.837	0.912	9.0%	0.814	1.011
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	49	0.908	0.989	9.0%	0.942	1.037
8	301	0.904	0.985	8.9%	0.966	1.003
7	211	0.883	0.962	9.0%	0.938	0.986
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	33	0.870	0.947	8.9%	0.898	0.996
03000-05000	227	0.926	1.009	8.9%	0.988	1.030
05001-08000	196	0.902	0.983	9.0%	0.959	1.007
08001-12000	68	0.917	0.999	9.0%	0.960	1.039
>12000	37	0.818	0.892	9.0%	0.821	0.963

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2005	Date of Report: 7/19/2006	Sales Dates: 1/2003 - 12/2005
Area Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	561
<i>Mean Assessed Value</i>	958,400
<i>Mean Sales Price</i>	1,071,900
<i>Standard Deviation AV</i>	788,588
<i>Standard Deviation SP</i>	980,211
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.928
<i>Median Ratio</i>	0.952
<i>Weighted Mean Ratio</i>	0.894
UNIFORMITY	
<i>Lowest ratio</i>	0.397
<i>Highest ratio:</i>	1.427
<i>Coefficient of Dispersion</i>	12.87%
<i>Standard Deviation</i>	0.154
<i>Coefficient of Variation</i>	16.60%
<i>Price Related Differential (PRD)</i>	1.038
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.930
<i>Upper limit</i>	0.967
95% Confidence: Mean	
<i>Lower limit</i>	0.916
<i>Upper limit</i>	0.941
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	3244
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.154
Recommended minimum:	38
<i>Actual sample size:</i>	561
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	256
<i># ratios above mean:</i>	305
<i>z:</i>	2.069
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 13

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2006	Date of Report: 7/24/2006	Sales Dates: 1/2003 - 12/2005
Area Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	561
Mean Assessed Value	1,044,100
Mean Sales Price	1,071,900
Standard Deviation AV	859,548
Standard Deviation SP	980,211

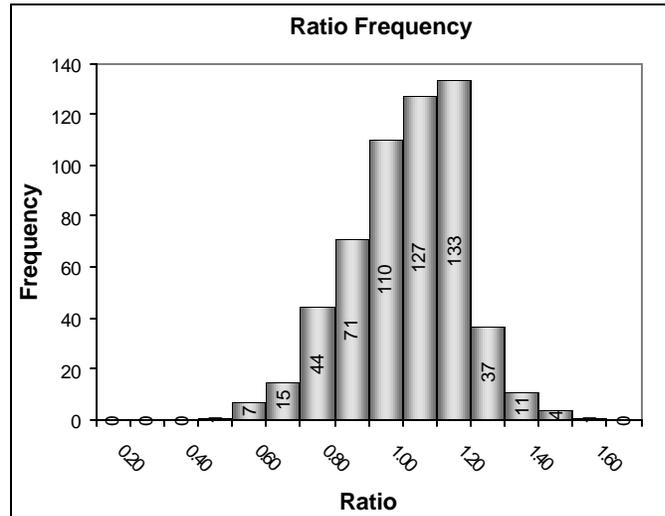
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	1.011
Median Ratio	1.036
Weighted Mean Ratio	0.974

UNIFORMITY	
Lowest ratio	0.433
Highest ratio:	1.555
Coefficient of Dispersion	12.87%
Standard Deviation	0.168
Coefficient of Variation	16.60%
Price Related Differential (PRD)	1.038

RELIABILITY	
95% Confidence: Median	
Lower limit	1.014
Upper limit	1.054
95% Confidence: Mean	
Lower limit	0.997
Upper limit	1.025

SAMPLE SIZE EVALUATION	
N (population size)	3244
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.168
Recommended minimum:	45
Actual sample size:	561
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	255
# ratios above mean:	306
z:	2.153
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout area 13
Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	111800	0045	11/12/04	958200	1770	320	9	1939	3	7200	N	N	3409 E SAINT ANDREWS WY
6	111800	0055	05/20/05	842000	1870	650	9	1950	3	7200	N	N	3421 E SAINT ANDREWS WY
6	111800	1810	06/06/03	1050000	1950	770	9	1949	4	7350	N	N	1262 PARKSIDE DR E
6	111800	0445	08/20/04	1225000	2080	1080	9	2004	3	7377	N	N	3332 E SHORE DR
6	111800	0060	05/19/05	1020000	2100	580	9	1957	4	7200	N	N	3425 E SAINT ANDREWS WY
6	111800	1750	03/25/03	682000	2120	820	9	1956	2	7534	N	N	3216 E MORLEY WY
6	111800	1245	06/10/03	799000	2290	0	9	1953	3	6768	N	N	1927 BLENHEIM DR E
6	111800	1485	05/17/05	1800000	2350	880	9	1957	3	7928	N	N	1506 SHENANDOAH DR E
6	111800	0065	05/12/03	820000	2360	300	9	1950	3	9000	N	N	3509 E SAINT ANDREWS WY
6	111800	0591	01/08/04	770000	2440	0	9	1957	3	7665	N	N	2153 BROADMOOR DR E
6	111800	0006	12/01/03	1107500	2580	1400	9	1947	3	17966	N	N	3303 E SAINT ANDREWS WY
6	111800	1795	06/16/05	1200000	2640	1090	9	1952	3	8137	N	N	1244 PARKSIDE DR E
6	111800	0050	09/07/05	1090000	3000	190	9	1993	3	7200	N	N	3415 E SAINT ANDREWS WY
6	111800	0030	10/28/03	995000	3010	430	9	1952	4	7200	N	N	3331 E SAINT ANDREWS WY
6	111800	2040	08/24/05	1530000	2010	0	10	1936	4	10439	N	N	1145 PARKSIDE DR E
6	111800	0025	10/17/05	1450000	2070	1000	10	1950	4	7200	N	N	3325 E SAINT ANDREWS WY
6	111800	0431	02/18/03	1677500	2220	2220	10	1949	4	14749	N	N	3344 E SHORE DR
6	111800	2090	07/21/04	1280000	2460	360	10	1930	4	7200	N	N	3227 E MORLEY WY
6	111800	2130	04/28/05	1250000	2470	320	10	1930	4	7741	N	N	3418 E SAINT ANDREWS WY
6	111800	0940	05/07/04	1900000	2520	550	10	1954	4	9039	N	N	2121 PARKSIDE DR E
6	111800	1355	06/08/05	1540000	2680	1000	10	1928	4	7080	N	N	1443 BROADMOOR DR E
6	111800	1665	10/27/03	1600000	2740	450	10	1928	4	7200	N	N	1521 SHENANDOAH DR E
6	111800	2105	09/22/03	1550000	2950	390	10	1933	3	13458	N	N	1105 SHENANDOAH DR E
6	111800	0758	01/30/03	2000000	3040	2200	10	1958	4	13624	N	N	1940 SHENANDOAH DR E
6	111800	0640	08/29/05	1495000	3050	610	10	1936	4	7878	N	N	2103 BROADMOOR DR E
6	111800	0556	07/14/03	800000	3120	0	10	1960	3	12729	N	N	2100 BROADMOOR DR E
6	111800	0315	04/08/04	1740000	3250	550	10	1937	3	10480	N	N	2022 BROADMOOR DR E
6	111800	0176	06/24/04	2050000	3290	660	10	1948	4	17476	N	N	1630 BROADMOOR DR E
6	111800	1300	03/23/05	1550000	3290	0	10	1947	4	7347	N	N	1623 BROADMOOR DR E
6	111800	1855	09/24/04	1720000	3300	0	10	1951	4	10800	N	N	1540 PARKSIDE DR E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
6	111800	0355	04/04/05	1757500	3480	1040	10	1934	4	10486	N	N	2214 WAVERLY WY E
6	111800	0500	05/16/05	1960000	3510	0	10	1950	5	8600	N	N	3319 E SHORE DR
6	111800	0771	09/12/05	2050000	3720	770	10	1941	4	14653	N	N	1960 SHENANDOAH DR E
6	111800	0165	11/22/04	1950000	3760	1440	10	1939	4	13821	N	N	1620 BROADMOOR DR E
6	111800	0990	05/02/05	2750000	3990	0	10	1941	4	19637	N	N	2017 PARKSIDE DR E
6	111800	2191	06/01/04	1630000	4170	0	10	1948	4	12294	N	N	1200 SHENANDOAH DR E
6	111800	1985	11/02/04	1475000	2590	900	11	1927	4	7642	N	N	1261 PARKSIDE DR E
6	111800	1156	06/15/05	1850000	2710	480	11	1928	3	11458	N	N	1640 WINDERMERE DR E
6	111800	1295	03/28/05	1820000	3000	540	11	1940	4	11098	N	N	1633 BROADMOOR DR E
6	111800	0715	07/28/04	1675000	3040	600	11	1928	4	9217	N	N	1804 BLENHEIM DR E
6	111800	0320	04/12/04	1822000	3270	750	11	1939	4	11765	N	N	2110 WAVERLY WY E
6	111800	0110	05/09/05	1630000	3310	0	11	1935	3	13586	N	N	1404 BROADMOOR DR E
6	111800	1105	01/07/05	2600000	3360	400	11	1928	4	8277	N	N	1703 PARKSIDE DR E
6	111800	0340	05/10/04	1900000	3450	300	11	1927	4	11265	N	N	2208 WAVERLY WY E
6	111800	0930	06/07/05	2550000	4070	960	11	1928	4	7679	N	N	2044 PARKSIDE DR E
6	111800	1380	05/24/05	1923000	4090	480	11	1936	4	11305	N	N	1419 BROADMOOR DR E
6	111800	0470	01/03/05	2125000	5020	1030	11	1929	3	13099	N	N	3302 E SHORE DR
6	111800	1710	12/27/04	3680000	5040	1770	11	1925	4	16065	N	N	1239 SHENANDOAH DR E
6	111800	0400	06/11/03	4100000	6500	2680	13	2002	3	18215	N	N	3414 E SHORE DR
7	531810	1105	07/26/04	580000	460	0	6	1924	3	4597	N	N	1605 41ST AV E
7	501700	0145	10/14/03	360000	620	620	6	1931	4	2812	N	N	1012 32ND AV E
7	531610	0075	09/06/05	800000	730	0	6	1919	3	4800	N	N	1409 42ND AV E
7	533220	0245	06/26/04	401000	940	870	6	1990	3	3298	N	N	3119 E WARD ST
7	438570	0545	01/05/05	627000	840	310	7	1940	3	4000	N	N	2001 41ST AV E
7	438570	0025	04/21/03	420000	880	800	7	1928	3	4000	N	N	1848 41ST AV E
7	228890	0145	08/09/05	713000	910	220	7	1941	3	4000	N	N	2057 MCGILVRA BL E
7	438570	0955	09/02/05	742500	910	0	7	1939	3	6000	N	N	2050 42ND AV E
7	228890	0155	08/22/03	625000	950	950	7	1941	5	4000	N	N	2065 MCGILVRA BL E
7	438570	0285	10/19/04	440000	1030	190	7	1941	3	4400	N	N	1806 MCGILVRA BL E
7	531610	0045	05/13/04	536250	1050	0	7	1919	3	4800	N	N	1410 41ST AV E
7	501700	0255	05/11/04	580000	1070	180	7	1920	4	4080	N	N	831 33RD AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	501700	0255	04/23/03	520000	1070	180	7	1920	4	4080	N	N	831 33RD AV E
7	531610	0840	12/14/04	760000	1080	0	7	1929	3	2400	N	N	4223 E LEE ST
7	501700	0555	06/29/05	568000	1110	0	7	2004	3	6190	N	N	3203 E MADISON ST
7	531810	0965	10/05/04	479220	1120	0	7	1903	3	3600	N	N	1624 39TH AV E
7	531810	0175	05/10/05	650000	1130	0	7	1928	3	3600	N	N	1535 42ND AV E
7	438670	0105	10/18/04	685000	1220	0	7	1954	4	4000	N	N	2021 MCGILVRA BL E
7	531810	1075	11/03/04	730000	1230	400	7	1938	4	4800	N	N	1629 MCGILVRA BL E
7	438670	0031	12/21/04	595000	1240	0	7	1948	4	4000	N	N	1823 MCGILVRA BL E
7	438570	0525	09/23/03	605000	1340	360	7	1938	4	4000	N	N	2012 MCGILVRA BL E
7	531810	0005	01/27/04	650000	1520	400	7	1926	4	3600	N	N	4101 E GARFIELD ST
7	438570	0490	10/08/03	585000	1550	400	7	1942	4	4000	N	N	2040 MCGILVRA BL E
7	501700	0550	10/07/03	356000	1600	0	7	1914	3	4404	N	N	664 32ND AV E
7	501700	0580	12/14/04	430000	1880	430	7	1979	3	3000	N	N	3217 E MADISON ST
7	438570	0065	09/29/03	399000	720	0	8	1926	3	2520	N	N	1820 41ST AV E
7	438570	0765	05/03/04	560000	770	600	8	1988	3	3850	N	N	2015 42ND AV E
7	438570	0035	06/14/05	519000	810	0	8	1926	3	4000	N	N	1840 41ST AV E
7	438570	0585	05/25/04	485000	890	0	8	1927	3	4000	N	N	2033 41ST AV E
7	438570	0700	10/13/04	583000	910	0	8	1926	3	4000	N	N	2016 41ST AV E
7	501700	0585	08/04/03	430000	930	530	8	1908	5	3000	N	N	3219 E MADISON ST
7	438570	0715	09/02/03	479230	960	0	8	1926	3	3010	N	N	2006 41ST AV E
7	438570	0735	03/21/03	565000	970	440	8	1923	4	4400	N	N	2001 42ND AV E
7	438570	0195	04/21/03	535000	1020	360	8	1940	4	4000	N	N	1872 MCGILVRA BL E
7	438670	0095	04/12/05	725000	1130	1090	8	1972	3	4000	N	N	2005 MCGILVRA BL E
7	438570	0205	06/30/04	585000	1170	520	8	1939	4	4000	N	N	1864 MCGILVRA BL E
7	438570	0295	12/01/04	495000	1170	320	8	1946	3	3180	N	N	1638 MCGILVRA BL E
7	228890	0085	01/24/03	565000	1220	0	8	1931	4	4800	N	N	2341 MCGILVRA BL E
7	438570	0435	03/28/03	605000	1240	800	8	1926	4	4000	N	N	1865 41ST AV E
7	438570	0275	02/11/05	745000	1290	150	8	1939	3	4080	N	N	1814 MCGILVRA BL E
7	438570	0495	10/27/05	735700	1300	320	8	1949	3	4000	N	N	2036 MCGILVRA BL E
7	533220	0360	06/11/03	625000	1300	1590	8	1968	5	4800	N	N	1003 32ND AV E
7	533220	0360	11/29/04	875000	1300	1590	8	1968	5	4800	N	N	1003 32ND AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	531810	1302	11/05/04	575000	1320	310	8	1994	3	1602	N	N	1624 A 42ND AV E
7	531810	0615	05/03/05	697500	1340	0	8	1922	4	4142	N	N	3812 E MADISON ST
7	438570	1060	07/22/05	565000	1370	0	8	1921	3	3000	N	N	2348 42ND AV E
7	501700	0465	08/11/05	584950	1430	0	8	2000	3	4567	N	N	626 32ND AV E
7	501700	0165	12/15/04	665000	1460	840	8	1906	4	4200	N	N	1024 32ND AV E
7	533220	0335	03/15/05	595000	1470	1020	8	1984	3	4000	N	N	1023 32ND AV E
7	195470	0365	06/09/04	599000	1490	240	8	1930	3	3900	N	N	1802 MADRONA DR
7	438570	0560	07/22/03	670000	1490	210	8	1926	4	4000	N	N	2015 41ST AV E
7	531810	1240	04/23/04	585000	1500	0	8	1981	4	2400	N	N	1623 42ND AV E
7	228890	0070	08/06/03	699000	1510	670	8	1941	4	5300	N	N	2321 MCGILVRA BL E
7	108400	0132	06/27/03	600000	1540	440	8	1950	3	6000	N	N	1812 40TH AV E
7	438570	0265	03/04/04	675500	1540	800	8	1931	5	4000	N	N	1822 MCGILVRA BL E
7	531810	1195	04/20/04	799999	1540	820	8	1917	5	3600	N	N	1600 41ST AV E
7	438570	0375	11/11/03	650000	1570	800	8	1926	4	4000	N	N	1819 41ST AV E
7	531810	0110	07/26/05	852008	1610	0	8	1983	3	3600	N	N	4116 E GALER ST
7	438570	1330	06/29/04	750000	1630	930	8	1928	4	4400	N	N	2317 42ND AV E
7	195470	0385	06/02/05	800000	1660	240	8	1929	3	6351	N	N	1810 MADRONA DR
7	531810	0420	07/21/05	1035000	1670	700	8	1923	4	5887	N	N	3909 E MADISON ST
7	531810	1765	09/23/04	850000	1670	0	8	1912	4	5400	N	N	1811 38TH AV E
7	531610	0450	06/08/04	875000	1720	0	8	1929	5	3850	N	N	3708 E HIGHLAND DR
7	108400	0107	08/22/03	845000	1730	1140	8	1951	5	6000	N	N	1852 40TH AV E
7	531610	0935	07/08/04	1025000	1810	1330	8	1948	4	9750	Y	N	1121 MCGILVRA BL E
7	531810	1688	11/06/03	550000	1820	0	8	1977	3	3600	N	N	1818 37TH AV E
7	438570	1455	11/16/05	996049	1830	0	8	1927	5	4000	N	N	2305 41ST AV E
7	438570	0695	04/18/03	650000	1870	500	8	1927	4	4000	N	N	2020 41ST AV E
7	438570	0270	06/12/03	750000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BL E
7	438570	1260	06/21/05	925000	1930	420	8	1927	4	4000	N	N	2330 41ST AV E
7	531810	1815	06/03/05	900500	1930	760	8	1993	4	3570	N	N	3715 E HOWE ST
7	411460	0770	09/24/04	2850000	1940	0	8	1940	3	6500	Y	Y	478 39TH AV E
7	531610	0320	10/27/05	1100000	2000	700	8	1910	5	2820	N	N	3814 E LEE ST
7	531810	0230	11/02/05	1215000	2020	0	8	1994	3	5200	N	N	1524 MCGILVRA BL E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	531810	1683	05/25/04	550000	2020	0	8	1981	3	3600	N	N	1824 37TH AV E
7	133030	0055	07/13/04	828000	2060	0	8	1963	3	8550	N	N	2210 40TH AV E
7	918570	0005	04/17/03	753000	2140	240	8	1936	3	7200	N	N	3303 E VALLEY ST
7	438570	0630	06/23/05	740000	2260	0	8	1927	3	4000	N	N	2069 41ST AV E
7	501700	0005	08/24/04	710000	2260	0	8	1911	4	7200	N	N	1149 33RD AV E
7	531810	0620	03/28/05	768500	2310	710	8	1994	4	3949	N	N	3808 E MADISON ST
7	228890	0065	11/07/05	965000	2500	410	8	1997	3	5300	N	N	2315 MCGILVRA BL E
7	501700	0440	08/26/05	697000	1310	620	9	1980	3	6975	N	N	3216 E MERCER ST
7	501700	0490	08/18/04	621676	1340	460	9	1985	3	6037	Y	N	638 32ND AV E
7	531610	0835	02/01/05	899000	1340	300	9	1987	3	2400	N	N	4233 E LEE ST
7	531610	0735	06/30/05	825000	1350	0	9	1987	3	3200	N	N	1226 41ST AV E
7	531610	0735	01/15/04	680000	1350	0	9	1987	3	3200	N	N	1226 41ST AV E
7	660000	0215	03/10/03	816000	1360	1200	9	1953	4	10249	Y	N	570 LAKE WASHINGTON BL E
7	531610	0780	04/28/05	1242500	1440	500	9	1965	4	3200	N	N	4100 E HIGHLAND DR
7	531710	0575	05/24/05	1010000	1460	600	9	1981	3	4202	Y	N	626 HILLSIDE DR E
7	108400	0069	10/13/03	690000	1470	340	9	1950	3	7150	N	N	1809 40TH AV E
7	438570	0820	02/18/05	600000	1490	0	9	1986	3	3300	N	N	2033 42ND AV E
7	438570	0430	11/15/05	900000	1660	0	9	2004	3	4000	N	N	1861 41ST AV E
7	438570	0430	08/20/03	580000	1660	0	9	2004	3	4000	N	N	1861 41ST AV E
7	438570	0420	08/12/04	680000	1710	0	9	1982	4	4000	N	N	1853 41ST AV E
7	501700	0190	12/04/03	590000	1740	120	9	1907	3	6650	N	N	1102 32ND AV E
7	438570	1290	10/17/03	825000	1750	650	9	1929	5	4000	N	N	2304 41ST AV E
7	133030	0265	05/03/05	925250	1760	0	9	1960	3	9824	N	N	2127 38TH AV E
7	531810	1634	04/16/04	840000	1780	320	9	1987	4	5400	N	N	1819 39TH AV E
7	531710	0550	06/08/04	910000	1800	0	9	1930	3	5000	N	N	533 MCGILVRA BL E
7	133030	0011	11/19/04	875000	1850	0	9	1966	3	8555	N	N	2406 40TH AV E
7	133030	0011	05/17/04	836000	1850	0	9	1966	3	8555	N	N	2406 40TH AV E
7	438570	0605	02/26/04	590000	1870	710	9	1992	3	4000	N	N	2049 41ST AV E
7	531610	0595	07/22/05	1600000	1910	830	9	1926	3	7800	Y	N	1220 39TH AV E
7	133030	0495	06/24/03	862500	1920	0	9	1959	4	8075	N	N	2223 39TH AV E
7	531810	0440	10/05/04	915000	1950	150	9	1925	5	3600	Y	N	1502 39TH AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	228890	0025	08/18/05	1400000	2010	1240	9	1958	4	9275	N	N	3838 E MCGILVRA ST
7	133030	0106	10/06/04	1590000	2030	1100	9	2000	3	7700	N	N	3823 E MCGILVRA ST
7	531810	0855	07/24/03	815000	2030	500	9	1949	4	7200	N	N	1612 38TH AV E
7	531810	0845	12/11/03	895000	2050	920	9	1999	4	3600	N	N	1620 38TH AV E
7	133030	0295	09/16/03	800000	2060	0	9	1963	4	8550	N	N	2233 38TH PL E
7	531610	0106	03/18/04	1050000	2110	300	9	2003	3	3600	N	N	4115 E GALER ST
7	411460	0765	09/13/04	4111100	2130	830	9	1936	4	5900	Y	Y	482 39TH AV E
7	438570	1535	09/24/04	1075000	2140	500	9	2002	3	3600	N	N	2349 41ST AV E
7	918570	0030	05/09/05	975000	2200	0	9	1964	3	7200	Y	N	614 33RD AV E
7	660000	0311	10/25/04	850000	2210	0	9	1959	4	6668	N	N	529 36TH AV E
7	531810	0865	05/19/05	962500	2230	0	9	1999	3	6000	N	N	1608 38TH AV E
7	531610	0750	07/29/03	850000	2240	400	9	1987	3	3800	N	N	1218 41ST AV E
7	438570	1520	07/03/03	686000	2250	0	9	1997	3	3400	N	N	2343 41ST AV E
7	133030	0036	06/16/05	780000	2260	0	9	1963	3	7790	N	N	2238 40TH AV E
7	133030	0420	10/21/04	845000	2280	0	9	1960	4	8000	N	N	2144 38TH AV E
7	531810	1555	06/28/04	890000	2290	1000	9	1909	4	3600	N	N	1816 38TH AV E
7	533220	0415	03/10/04	700000	2320	0	9	1996	3	3753	N	N	1040 WASHINGTON PL E
7	133030	0481	02/10/05	1250000	2340	0	9	1961	5	8075	N	N	2249 39TH AV E
7	133030	0582	08/13/03	930000	2350	0	9	1959	4	8550	N	N	2242 39TH AV E
7	438570	0910	10/12/05	990000	2370	0	9	1994	4	4437	N	N	2068 42ND AV E
7	531810	0840	12/16/04	835000	2370	640	9	1999	3	3600	N	N	1622 38TH AV E
7	918570	0550	01/06/05	1600000	2400	360	9	1939	3	7200	N	N	1108 36TH AV E
7	133030	0416	04/20/05	1195000	2530	0	9	1956	4	9000	N	N	2136 38TH AV E
7	632100	0095	06/20/05	1420000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
7	632100	0095	03/20/03	1210000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
7	133030	0570	11/30/05	1223500	2560	400	9	1977	4	8039	N	N	2260 39TH AV E
7	533220	0416	04/23/04	750000	2599	0	9	1997	3	3803	N	N	1038 WASHINGTON PL E
7	531610	0350	10/19/05	1585000	2610	0	9	1985	4	7200	Y	N	1427 39TH AV E
7	133030	0556	10/14/05	1490000	2660	0	9	1958	4	9103	N	N	2300 38TH PL E
7	133030	0556	03/06/03	1050000	2660	0	9	1958	4	9103	N	N	2300 38TH PL E
7	531710	0617	02/28/03	1120000	2670	500	9	1945	4	8120	Y	N	497 MCGILVRA BL E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	531810	0999	10/30/03	825000	2700	0	9	1991	3	7200	N	N	3904 E GARFIELD ST
7	133030	0470	09/10/03	1500000	2810	0	9	1960	5	9881	N	N	3835 E MCGRAW ST
7	531810	1030	03/01/05	1250000	2870	1390	9	1907	5	8400	N	N	1611 MCGILVRA BL E
7	918570	0110	04/13/05	1490000	3010	0	9	1910	3	7200	N	N	611 36TH AV E
7	501700	0450	05/24/04	905000	3050	1380	9	2000	3	6453	N	N	3220 E MERCER ST
7	195470	0590	02/23/05	1250000	3130	0	9	1925	4	9970	Y	N	125 MAIDEN LN E
7	918570	0090	08/15/03	1200000	3220	0	9	1940	4	7200	N	N	614 34TH AV E
7	531610	1045	11/02/05	1750000	3430	120	9	1926	3	9600	N	N	1103 38TH AV E
7	133030	0270	03/10/03	975000	3660	0	9	1957	3	15155	N	N	2123 38TH AV E
7	438570	0775	07/22/05	725000	1420	0	10	1987	4	2970	N	N	2017 42ND AV E
7	531610	0315	05/29/03	950000	2090	500	10	1986	3	4380	Y	N	1401 39TH AV E
7	438570	1090	09/02/04	939000	2160	710	10	1994	3	4800	N	N	2324 42ND AV E
7	531610	0645	04/04/05	1450000	2180	990	10	1926	5	7800	N	N	1233 MCGILVRA BL E
7	531710	0545	09/06/05	1650000	2250	1050	10	1976	3	6671	Y	N	644 HILLSIDE DR E
7	531810	1570	10/25/04	999000	2330	920	10	1999	3	3600	N	N	1814 38TH AV E
7	133030	0450	09/03/04	1330000	2440	0	10	1967	4	7508	N	N	2320 38TH AV E
7	531610	0970	07/29/04	3395000	2570	1780	10	1936	5	7200	Y	N	1116 38TH AV E
7	531710	0504	04/15/05	1800000	2620	340	10	2001	3	8809	Y	N	639 HILLSIDE DR E
7	531810	0891	05/10/04	1068000	2630	660	10	1978	4	7200	N	N	1615 39TH AV E
7	195470	0465	07/12/04	1750000	2640	640	10	1923	5	7860	Y	N	240 DORFFEL DR E
7	531810	1230	03/08/04	1300000	2660	1100	10	2003	3	4800	N	N	1619 42ND AV E
7	438570	1075	07/22/04	940000	2700	0	10	1989	3	5760	N	N	2338 42ND AV E
7	531710	0740	12/16/04	1560000	2740	400	10	1927	5	6912	Y	N	711 MCGILVRA BL E
7	438570	1350	05/09/05	1177000	2810	0	10	1995	3	4400	N	N	2333 42ND AV E
7	438570	0785	12/19/05	825000	2890	0	10	1988	3	3847	N	N	2023 42ND AV E
7	918570	0305	06/18/03	1340000	2910	340	10	1934	3	7200	N	N	827 34TH AV E
7	108400	0086	08/24/04	1030000	2920	1570	10	2002	3	5000	N	N	4003 E NEWTON ST
7	195470	0425	07/18/03	1570000	2930	0	10	2003	3	8558	N	N	106 MAIDEN LN E
7	632100	0085	05/26/04	1162000	2970	0	10	1913	4	6113	N	N	3852 E OLIVE ST
7	195470	0530	08/12/05	1200000	3040	0	10	1904	4	8794	N	N	3722 E JOHN ST
7	438570	1105	07/28/04	930000	3080	0	10	1998	3	4800	N	N	2312 42ND AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	411460	0915	11/17/05	4200000	3130	380	10	1929	3	13270	Y	Y	1726 HOWELL PL
7	411460	0915	09/29/04	3250000	3130	380	10	1929	3	13270	Y	Y	1726 HOWELL PL
7	531610	0665	02/24/04	1700000	3230	360	10	1938	4	10800	N	N	1212 MCGILVRA BL E
7	411460	0920	09/09/04	4100000	3310	0	10	1976	4	6000	Y	Y	1724 HOWELL PL
7	531710	0770	06/21/05	2887602	3430	200	10	1936	5	9017	Y	N	731 MCGILVRA BL E
7	195470	0320	10/07/03	2000000	3600	1200	10	1917	5	7514	N	N	3815 E JOHN ST
7	531710	0750	11/28/05	3850000	3690	670	10	1926	5	24085	Y	N	715 MCGILVRA BL E
7	918570	0440	05/20/04	1765000	3800	0	10	1907	5	7200	N	N	1101 36TH AV E
7	195470	0005	06/22/04	4000000	4300	0	10	1958	3	17219	Y	Y	230 40TH AV E
7	918570	0470	04/08/05	3425000	4310	0	10	1911	5	14400	N	N	1018 36TH AV E
7	532010	0020	05/27/03	4775000	4570	600	10	1940	5	17401	N	N	1500 C 42ND AV E
7	531610	0830	12/14/04	8400000	4660	0	10	1941	5	31285	Y	Y	4221 E LEE ST
7	531610	0620	10/27/04	3300000	5340	470	10	1928	5	15600	Y	N	1207 MCGILVRA BL E
7	918570	0505	08/30/05	2480000	2580	1030	11	1930	5	7200	N	N	1015 37TH AV E
7	531710	0595	06/10/04	1800000	2620	1130	11	2001	3	8742	Y	N	540 HILLSIDE DR E
7	531610	0210	05/10/03	2100000	2790	870	11	2003	3	7200	Y	N	1426 39TH AV E
7	918570	0355	03/24/04	1800000	2820	510	11	2000	3	6600	N	N	1044 34TH AV E
7	531610	0385	05/05/04	1089668	2970	0	11	1991	3	10835	N	N	1400 37TH AV E
7	531710	0830	08/03/04	3175000	3030	0	11	1926	5	17892	Y	N	800 39TH AV E
7	531610	0250	09/19/03	1295000	3100	0	11	1994	3	3600	N	N	1423 MCGILVRA BL E
7	501700	0315	11/17/05	1645000	3290	0	11	1987	4	5130	Y	N	639 33RD AV E
7	918570	0225	07/21/03	1855000	3290	500	11	1902	4	7200	N	N	833 36TH AV E
7	531710	0525	08/17/05	2262500	3300	960	11	1991	3	11861	Y	N	600 HILLSIDE DR E
7	195470	0350	12/17/04	1850000	3320	920	11	1906	4	8166	Y	N	119 39TH AV E
7	981970	0020	06/08/05	1920000	3350	200	11	1994	3	7200	Y	N	1712 LAKE WASHINGTON BL
7	531710	0730	01/10/05	1750000	3590	0	11	1998	3	3244	Y	N	605 39TH AV E
7	531710	0730	03/23/04	1650000	3590	0	11	1998	3	3244	Y	N	605 39TH AV E
7	195470	0035	01/26/05	1835000	3650	350	11	1928	4	12975	N	N	180 LAKE WASHINGTON BL E
7	531810	0565	12/18/03	1725000	3800	0	11	2000	3	9253	N	N	1510 38TH AV E
7	531710	0825	10/27/04	3465000	4260	840	11	1939	5	19110	Y	N	821 MCGILVRA BL E
7	918570	0290	04/04/05	3985000	4280	0	11	1990	3	13997	N	N	811 34TH AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
7	918570	0290	04/15/04	3787500	4280	0	11	1990	3	13997	N	N	811 34TH AV E
7	660000	0226	04/18/03	2080000	4756	1300	11	2001	3	8925	Y	N	545 36TH AV E
7	531710	0150	09/09/05	7350000	5050	0	11	1903	5	47916	Y	N	1020 37TH AV E
7	411460	0930	09/08/04	6000000	5220	0	11	2000	3	5610	Y	Y	1722 HOWELL PL
7	531610	0600	06/27/05	4800000	5220	1920	11	1988	4	15460	Y	N	1212 39TH AV E
7	531610	0259	05/24/04	1850000	2390	1120	12	2003	3	3600	N	N	1429 MCGILVRA BL E
7	531610	0480	04/02/03	3400000	3847	1157	12	2002	3	6600	Y	N	1209 38TH AV E
7	195470	0080	01/18/05	7750000	4160	0	12	1928	4	43560	Y	Y	128 LAKE WASHINGTON BL E
7	660000	0020	09/21/04	9000000	4420	1330	12	1993	3	7125	Y	Y	456 39TH AV E
7	411460	0336	06/19/03	2450000	4970	0	12	2000	3	11499	N	N	3902 E MCGILVRA ST
7	411460	0376	10/29/03	2780000	4970	0	12	2000	3	12581	Y	N	2530 39TH AV E
7	918620	0005	04/25/05	3755000	5890	1500	12	1984	3	20926	Y	N	834 36TH AV E
7	411460	0705	02/26/04	6200000	5060	800	13	2002	3	7482	Y	Y	1116 41ST AV E
8	910300	0340	08/24/04	312500	650	0	6	1904	3	4000	N	N	3612 E DENNY WY
8	910300	0340	05/25/04	275000	650	0	6	1904	3	4000	N	N	3612 E DENNY WY
8	125120	0045	03/25/03	358500	950	460	6	1916	3	4800	Y	N	1116 33RD AV S
8	982920	1050	04/18/04	405000	980	0	6	1910	4	6969	Y	N	143 EUCLID AV
8	531710	0310	07/07/05	315000	1010	0	6	1959	3	6240	N	N	321 33RD AV E
8	982920	0980	03/30/05	450000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WY
8	982920	0980	08/20/04	399500	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WY
8	982920	0980	11/18/04	399000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WY
8	125020	3055	01/14/04	396000	660	0	7	1924	4	2400	Y	N	3412 S JACKSON ST
8	632100	0275	11/23/04	505000	750	470	7	1953	4	8780	N	N	1604 MADRONA DR
8	042404	9039	08/26/04	406000	820	410	7	1924	3	2808	Y	N	3207 S CHARLES ST
8	042404	9006	02/25/03	315000	830	830	7	1922	3	2080	Y	N	3201 S CHARLES ST
8	535020	0635	07/06/04	447450	850	450	7	1930	5	3754	N	N	1117 NEWPORT WY
8	125020	1995	11/23/04	366000	860	0	7	1909	3	2490	Y	N	1111 33RD AV S
8	082300	0055	11/17/03	406000	900	660	7	1927	3	4312	Y	N	3107 S DEARBORN ST
8	981970	0095	01/16/03	301500	910	0	7	1922	3	1860	Y	N	1533 38TH AV
8	125020	3080	08/22/03	370000	950	0	7	1907	4	3500	N	N	309 35TH AV S
8	125020	2035	04/18/05	500000	960	440	7	1924	4	4150	Y	N	1307 33RD AV S

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	125020	2035	06/18/03	417000	960	440	7	1924	4	4150	Y	N	1307 33RD AV S
8	808340	0025	03/24/03	329900	960	0	7	1905	4	5000	N	N	512 32ND AV
8	125020	1960	09/15/05	525000	1000	0	7	1953	3	4920	Y	N	909 33RD AV S
8	660000	0100	10/06/05	660000	1010	280	7	1949	3	6466	Y	N	317 34TH AV E
8	660000	0100	01/30/04	490000	1010	280	7	1949	3	6466	Y	N	317 34TH AV E
8	341660	0205	07/28/04	330000	1020	0	7	1918	3	4000	N	N	3200 E YESLER WY
8	063500	0005	02/17/05	1010000	1030	200	7	1942	3	11000	Y	N	305 LAKESIDE AV S
8	063500	0145	10/24/03	429000	1040	700	7	1907	4	4736	Y	N	324 35TH AV S
8	034500	0320	06/25/04	482000	1050	0	7	1901	5	1800	Y	N	3617 E CHERRY ST
8	125120	0170	03/18/04	450000	1070	0	7	1924	3	4200	Y	N	1111 LAKE WASHINGTON BL S
8	910300	0560	09/08/05	403100	1080	0	7	1914	3	3368	N	N	1814 34TH AV
8	982920	0145	04/29/05	659000	1090	700	7	1941	3	4050	Y	N	401 LAKE WASHINGTON BL
8	400300	0285	09/21/05	584950	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
8	400300	0285	09/09/03	535000	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
8	660000	0080	04/20/05	375000	1140	0	7	1928	3	4753	N	N	3317 E HARRISON ST
8	034500	0485	07/29/05	675000	1180	600	7	1927	3	3790	Y	N	707 37TH AV
8	063500	0070	03/24/05	350000	1180	430	7	1906	3	3000	N	N	3515 S MAIN ST
8	447340	0175	01/26/04	445000	1190	0	7	1922	4	4000	Y	N	3209 S LANE ST
8	125020	3348	02/25/03	400000	1200	600	7	1968	3	7200	Y	N	815 LAKESIDE AV S
8	982920	0860	08/27/04	429777	1200	600	7	1951	3	6577	N	N	159 ERIE AV
8	125070	0040	08/31/05	416600	1240	0	7	1900	3	3200	Y	N	3412 S DEARBORN ST
8	808340	0105	04/27/05	500000	1260	130	7	1957	3	5500	N	N	429 33RD AV
8	125020	1635	03/25/05	625000	1270	1270	7	1966	4	7200	Y	N	520 31ST AV S
8	910300	0555	03/07/05	335000	1270	0	7	1928	3	3368	N	N	1818 34TH AV
8	177850	0521	10/27/05	599950	1280	0	7	2000	3	4000	N	N	194 36TH AV E
8	427890	0065	11/21/05	530000	1280	1220	7	1925	3	5161	N	N	412 32ND AV
8	125020	3270	11/11/04	479000	1290	1000	7	1965	3	7200	N	N	515 35TH AV S
8	981970	0155	11/15/04	760000	1290	600	7	1908	4	8831	N	N	1100 37TH AV
8	982920	0490	07/14/03	589000	1310	1120	7	1916	3	5189	Y	N	323 LAKE WASHINGTON BL
8	034200	0036	08/04/04	449000	1320	0	7	1994	3	1800	N	N	3404 E CHERRY ST
8	082300	0135	07/22/03	410000	1350	720	7	1909	3	4000	Y	N	3201 S DEARBORN ST

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	177850	0055	06/30/03	399000	1360	0	7	1909	4	3700	N	N	229 33RD AV E
8	447340	0070	07/21/05	645000	1360	1220	7	1984	3	4000	Y	N	702 31ST AV S
8	660000	0200	04/21/04	375000	1380	0	7	1971	3	6465	N	N	3332 E REPUBLICAN ST
8	808340	0010	08/30/05	457500	1390	0	7	1986	3	2500	N	N	506 32ND AV
8	808340	0010	05/12/03	370000	1390	0	7	1986	3	2500	N	N	506 32ND AV
8	535120	0225	02/25/03	459000	1400	0	7	1908	4	3068	Y	N	1531 MADRONA DR
8	400350	0010	05/05/03	419000	1420	0	7	1903	3	9401	Y	N	224 32ND AV
8	125020	3335	03/07/05	707000	1440	700	7	1952	3	7200	Y	N	3412 S CHARLES ST
8	531710	0318	11/04/05	345000	1520	0	7	1952	3	5640	N	N	314 32ND AV E
8	757670	0020	06/04/03	450000	1520	0	7	1915	4	4311	N	N	3415 E HOWELL ST
8	034200	0015	06/17/04	400000	1570	0	7	1919	3	6000	N	N	712 34TH AV
8	400300	0245	01/13/05	840000	1600	600	7	1920	4	15328	Y	N	222 LAKE DELL AV
8	910300	0586	09/28/05	575000	1610	0	7	1914	4	3357	N	N	3418 E HOWELL ST
8	035700	0135	06/10/05	650000	1670	0	7	1915	3	5100	N	N	1114 32ND AV S
8	035700	0135	02/14/05	400000	1670	0	7	1915	3	5100	N	N	1114 32ND AV S
8	142220	0155	07/07/04	530000	1670	770	7	1920	3	5051	Y	N	603 38TH AV
8	910300	0610	06/13/05	954442	1670	0	7	1977	3	4954	N	N	1806 36TH AV
8	660000	0105	05/04/05	638000	1730	930	7	1961	3	7127	N	N	305 34TH AV E
8	125020	3220	11/08/04	488000	1790	0	7	1942	5	4050	N	N	539 35TH AV S
8	808340	0200	12/15/03	415000	1870	0	7	1977	3	5000	N	N	519 34TH AV
8	320090	0032	11/17/05	875000	1920	0	7	1921	5	4000	N	N	617 35TH AV
8	757670	0085	12/19/03	430000	1960	280	7	1913	2	7205	N	N	3625 E HOWELL ST
8	535120	0305	11/03/04	480000	2030	0	7	1937	4	5700	Y	N	1502 MADRONA DR
8	414180	0225	01/14/03	663750	2140	0	7	1905	5	5300	Y	N	1618 36TH AV
8	125020	3155	03/14/05	485000	2280	280	7	1900	4	4800	Y	N	423 35TH AV S
8	910300	0210	07/27/04	575000	2290	0	7	1924	4	4147	N	N	143 34TH AV E
8	125020	1970	08/25/05	660000	2710	1000	7	1963	4	4920	Y	N	921 33RD AV S
8	035700	0175	09/08/04	450000	900	700	8	1950	4	3500	Y	N	3202 S JUDKINS ST
8	660000	0327	02/11/05	300000	960	730	8	1952	3	3422	N	N	3611 E HARRISON ST
8	981970	0100	05/05/03	532500	960	0	8	1923	5	2320	Y	N	1528 37TH AV
8	690920	0335	04/25/05	423000	980	450	8	1996	3	2003	N	N	1362 31ST AV S

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	690920	0340	01/20/05	402350	980	450	8	1996	3	2003	N	N	1360 31ST AV S
8	535120	0240	06/13/03	729000	990	950	8	1907	5	5313	Y	N	1534 GRAND AV
8	660000	0210	05/06/05	549000	1020	750	8	1944	5	5543	N	N	3330 E REPUBLICAN ST
8	982920	0960	11/09/05	462000	1020	980	8	1905	3	5580	Y	N	169 POWER AV
8	447340	0195	06/22/05	550000	1030	1030	8	1926	4	3650	Y	N	3214 S DEARBORN ST
8	535020	1170	05/06/04	474200	1040	350	8	1933	3	4100	N	N	1433 MADRONA DR
8	142220	0028	04/08/03	527000	1120	1040	8	1919	4	4550	Y	N	601 FULLERTON AV
8	982920	0915	06/23/04	675000	1130	1130	8	1941	5	4550	Y	N	111 LAKE WASHINGTON BL
8	982920	0415	01/23/03	413000	1133	773	8	1928	4	4218	Y	N	333 ERIE AV
8	177850	0685	06/04/03	625000	1140	100	8	1930	4	5925	N	N	193 34TH AV E
8	982920	0819	03/21/05	516000	1190	380	8	1960	3	4500	N	N	103 ERIE AV
8	427890	0110	11/07/05	777500	1220	0	8	1984	3	3216	Y	N	3333 E TERRACE ST
8	125020	2715	04/05/05	535000	1240	0	8	1943	4	3927	Y	N	907 34TH AV S
8	414180	0155	02/26/05	475000	1250	390	8	1940	3	4000	N	N	1521 36TH AV
8	125020	1983	07/12/05	599500	1280	0	8	1928	4	2490	Y	N	3227 S NORMAN ST
8	918470	0790	12/27/05	575000	1290	0	8	1904	3	4500	N	N	819 35TH AV
8	009700	0025	04/04/05	495000	1310	0	8	1911	3	3300	N	N	1516 34TH AV
8	910300	0180	04/14/04	649000	1310	500	8	1910	4	4155	N	N	135 34TH AV E
8	042404	9026	06/29/04	717000	1330	940	8	1952	4	5712	Y	N	834 32ND AV S
8	982920	0910	01/22/04	525000	1330	0	8	1900	3	6660	Y	N	3440 E YESLER WY
8	535020	0995	04/26/04	605000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AV
8	535020	0995	02/24/03	520000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AV
8	341660	0210	07/21/03	390000	1350	500	8	1931	5	3000	N	N	112 32ND AV
8	009700	0015	08/18/05	549950	1360	190	8	1911	4	3300	N	N	1522 34TH AV
8	125020	3375	05/15/03	500000	1380	1380	8	1941	4	5000	Y	N	3400 S PARKLAND PL
8	981970	0105	05/27/03	454950	1380	0	8	1922	3	3355	Y	N	1523 38TH AV
8	982920	0560	06/21/04	765000	1390	990	8	1977	4	6180	Y	N	219 LAKE WASHINGTON BL
8	211020	0245	03/24/04	400000	1420	0	8	1908	3	3000	N	N	726 34TH AV
8	715320	0120	02/16/05	699000	1420	1000	8	1925	4	4558	Y	N	1435 36TH AV
8	125020	4125	07/29/03	526000	1440	640	8	1986	3	2520	Y	N	435 LAKESIDE AV S
8	982920	0785	07/11/05	510000	1450	0	8	1913	4	2190	Y	N	166 ERIE AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	910300	0140	05/13/03	535000	1460	600	8	1924	4	3397	N	N	115 34TH AV E
8	715320	0150	12/22/04	717000	1480	0	8	1910	4	5300	Y	N	1419 36TH AV
8	660000	0335	02/24/05	701950	1490	600	8	1962	4	8320	N	N	320 36TH AV E
8	142220	0015	08/28/03	690000	1500	0	8	1919	4	7081	Y	N	618 FULLERTON AV
8	194730	0005	01/21/05	650000	1510	310	8	1907	5	2970	N	N	277 LAKE DELL AV
8	341660	0490	02/28/05	455000	1540	0	8	1989	3	4252	N	N	3111 S WASHINGTON ST
8	447340	0120	08/22/05	610000	1550	390	8	1961	4	8400	Y	N	715 32ND AV S
8	125020	2025	05/13/05	586800	1560	0	8	1902	3	4980	Y	N	3220 S JUDKINS ST
8	400300	0240	11/08/05	545000	1570	0	8	1985	3	6074	Y	N	232 LAKE DELL AV
8	125020	1640	08/30/04	614000	1600	940	8	1905	4	7200	Y	N	526 31ST AV S
8	535120	0210	11/30/05	770000	1610	0	8	1904	5	5100	Y	N	1525 MADRONA DR
8	982920	0301	10/15/03	740000	1620	1320	8	1992	3	8050	Y	N	401 RANDOLPH AV
8	125020	1875	06/15/05	675000	1640	0	8	1911	4	4860	Y	N	717 33RD AV S
8	125020	1875	05/14/04	585000	1640	0	8	1911	4	4860	Y	N	717 33RD AV S
8	125120	0092	12/07/05	760000	1640	740	8	1930	5	5250	Y	N	3312 S JUDKINS ST
8	535020	0600	01/14/05	675000	1640	500	8	1908	4	3465	Y	N	1132 38TH AV
8	125020	3165	02/04/05	647500	1650	950	8	1928	4	3600	Y	N	419 35TH AV S
8	414180	0015	10/14/03	649500	1680	840	8	1923	5	4000	N	N	1611 35TH AV
8	632100	0190	11/07/05	500000	1680	0	8	1906	4	4704	N	N	1719 MADRONA DR
8	757620	0090	09/14/04	560000	1690	0	8	1909	4	4000	N	N	1634 34TH AV
8	757620	0100	06/22/05	735000	1690	0	8	1908	5	4360	N	N	1626 34TH AV
8	910300	0375	12/09/05	510000	1690	0	8	1913	3	4000	N	N	3414 E DENNY WY
8	982920	0065	03/17/03	540000	1710	0	8	1927	5	6187	Y	N	520 WELLINGTON AV
8	535020	0610	01/29/04	574000	1720	810	8	1909	4	3250	Y	N	1128 38TH AV
8	600650	0060	09/21/04	505000	1720	400	8	1919	4	4200	Y	N	821 34TH AV S
8	742470	0185	09/23/04	825000	1720	0	8	1903	3	5000	Y	N	1629 36TH AV
8	982920	0150	07/25/05	799000	1720	500	8	1962	5	2492	Y	N	403 LAKE WASHINGTON BL
8	910300	0575	11/16/05	635000	1740	0	8	1918	5	3469	N	N	3404 E HOWELL ST
8	042404	9027	12/14/05	615000	1750	900	8	1936	4	4635	Y	N	835 32ND AV S
8	632100	0155	05/15/03	500000	1760	510	8	1982	3	4955	N	N	1710 37TH AV
8	515770	0225	08/26/03	549000	1780	280	8	1926	5	5348	N	N	826 34TH AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	982920	0495	01/25/03	745000	1790	300	8	1928	4	5362	Y	N	327 LAKE WASHINGTON BL
8	118600	0020	10/29/03	525000	1820	240	8	1912	3	5458	N	N	1618 34TH AV
8	742470	0051	04/04/05	650500	1820	0	8	1985	3	5292	N	N	1703 37TH AV
8	082300	0120	04/26/04	599000	1840	0	8	1988	3	4120	Y	N	814 31ST AV S
8	400300	0045	07/25/05	595000	1850	200	8	1983	3	9323	N	N	3519 E SPRUCE ST
8	177850	0020	05/06/05	451950	1860	0	8	1912	3	4000	N	N	214 32ND AV E
8	320090	0125	01/18/03	650000	1890	400	8	1962	5	6360	N	N	621 36TH AV
8	125120	0315	08/25/05	731080	1900	600	8	1910	5	9000	Y	N	1315 35TH AV S
8	715170	0560	03/18/04	724950	1900	500	8	1901	4	6000	Y	N	1129 37TH AV
8	982920	0330	09/28/05	760000	1900	0	8	1986	3	7000	Y	N	503 RANDOLPH AV
8	035700	0095	10/12/04	685000	1920	770	8	1929	4	4000	Y	N	1133 32ND AV S
8	042404	9028	04/29/04	757500	1920	600	8	1947	4	4635	Y	N	831 32ND AV S
8	808340	0190	06/27/05	854000	1920	200	8	1927	5	5000	N	N	521 34TH AV
8	632100	0150	12/28/04	811500	1930	0	8	2003	3	4609	N	N	1714 37TH AV
8	428990	0015	11/23/05	797500	1940	0	8	1990	3	4200	Y	N	1530 38TH AV
8	808340	0180	06/24/04	630000	1950	0	8	1927	4	5000	N	N	525 34TH AV
8	757620	0105	09/15/05	747700	1960	0	8	1910	4	4360	N	N	1622 34TH AV
8	982920	0300	11/09/05	800000	1980	640	8	1966	4	7350	Y	N	3622 E TERRACE ST
8	320090	0255	06/30/03	615000	2000	1060	8	1905	4	3000	Y	N	626 36TH AV
8	982920	0695	12/06/05	785000	2010	0	8	1946	4	5454	N	N	219 ERIE AV
8	535020	0281	01/13/03	650000	2030	0	8	1928	4	2294	N	N	1437 38TH AV
8	125020	1650	11/18/05	760000	2040	0	8	1979	4	6600	Y	N	3100 S LANE ST
8	531710	0353	02/09/05	585000	2050	0	8	1946	5	8614	N	N	3312 E REPUBLICAN ST
8	757670	0060	01/02/03	825000	2050	1250	8	1913	5	5010	N	N	3608 E SCHUBERT PL
8	428990	0065	01/12/04	579000	2060	0	8	1989	3	4680	N	N	1561 MADRONA DR
8	535120	0190	06/04/03	619000	2060	0	8	1978	3	7000	Y	N	1515 MADRONA DR
8	400350	0005	04/29/03	555750	2070	0	8	1981	4	5528	N	N	226 32ND AV
8	125020	2625	09/30/04	700000	2090	300	8	1990	3	7200	Y	N	1314 33RD AV S
8	035700	0125	09/22/05	675000	2100	0	8	1910	5	4200	Y	N	1117 32ND AV S
8	118600	0015	12/09/05	780000	2120	0	8	1918	5	5437	N	N	1612 34TH AV
8	177850	0600	02/23/05	877000	2150	0	8	1924	5	4400	N	N	183 36TH AV E

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	042404	9005	08/18/04	739000	2160	0	8	1954	4	6050	Y	N	908 31ST AV S
8	910300	0360	09/06/05	760000	2180	540	8	2005	3	4000	N	N	3424 E DENNY WY
8	414180	0260	05/11/04	685000	2220	0	8	1909	4	4240	Y	N	1609 37TH AV
8	142220	0490	10/07/03	637000	2230	0	8	1928	4	4780	N	N	907 38TH AV
8	982920	0640	04/06/05	770000	2230	0	8	1914	4	7500	Y	N	3434 E SUPERIOR ST
8	918470	0610	10/26/05	925000	2280	705	8	1906	3	6000	N	N	823 37TH AV
8	502690	0025	05/07/03	649500	2300	0	8	1991	3	2287	N	N	1628 37TH AV
8	757670	0005	07/01/04	707000	2300	0	8	1913	5	5000	N	N	1709 35TH AV
8	082300	0100	06/26/03	725000	2310	0	8	1977	4	8034	Y	N	824 31ST AV S
8	910300	0285	06/02/04	485000	2320	0	8	1911	3	3155	N	N	3420 E FLORENCE CT
8	535020	0260	11/23/04	707500	2460	0	8	1911	3	2325	Y	N	1433 38TH AV
8	414180	0105	04/14/05	952500	2470	0	8	1922	4	4136	N	N	1508 35TH AV
8	715170	0025	12/12/05	1099500	2540	0	8	1905	3	5500	N	N	1139 35TH AV
8	715170	0540	09/23/04	1050000	2560	700	8	1950	4	5000	Y	N	1117 37TH AV
8	715170	0505	09/24/03	845000	2570	400	8	1927	5	6500	N	N	1107 37TH AV
8	414180	0005	05/18/04	630000	2630	240	8	1922	3	5000	N	N	1619 35TH AV
8	715320	0035	04/25/03	635000	2900	1450	8	1901	4	5000	N	N	1427 35TH AV
8	414180	0075	08/17/05	1301000	3610	0	8	1905	5	5984	N	N	1526 35TH AV
8	194730	0230	09/27/04	450000	840	460	9	2004	3	1500	N	N	3517 E ALDER ST
8	125020	4575	02/08/05	1749000	1060	1490	9	1941	4	8760	Y	Y	1318 LAKESIDE AV S
8	194730	0130	08/04/03	490000	1110	550	9	1987	3	2719	N	N	308 35TH AV
8	400300	0310	08/24/04	540000	1120	460	9	1988	3	3452	N	N	209 EUCLID AV
8	571200	0085	08/10/05	795000	1150	260	9	1927	3	4140	Y	N	411 LAKESIDE AV S
8	142220	0250	11/24/04	795000	1230	590	9	1977	4	5938	Y	N	700 37TH AV
8	535020	0005	05/25/04	803500	1410	720	9	1923	5	2988	Y	N	1519 38TH AV
8	982920	0535	12/30/03	730000	1470	1070	9	1977	4	6006	Y	N	312 ERIE AV
8	535020	0495	08/14/03	750000	1510	760	9	1915	4	4500	N	N	1103 GRAND AV
8	125020	3090	05/29/03	588000	1520	400	9	1911	5	3780	Y	N	305 35TH AV S
8	535020	0645	11/05/04	640000	1530	400	9	1977	3	5250	Y	N	1401 GRAND AV
8	690920	0270	02/19/03	580000	1560	540	9	1996	3	2374	Y	N	1350 32ND AV S
8	918470	0490	08/26/03	712000	1590	500	9	1929	4	5000	N	N	911 37TH AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	125020	3305	10/14/04	667500	1640	940	9	1994	3	3150	Y	N	816 LAKE WASHINGTON BL S
8	400300	0230	09/08/03	529500	1660	0	9	1985	3	5961	Y	N	242 LAKE DELL AV
8	125020	3105	04/21/05	1870000	1670	940	9	1978	4	7200	N	N	414 34TH AV S
8	982920	0645	05/01/03	684825	1680	1090	9	1965	4	10000	Y	N	3438 E SUPERIOR ST
8	034500	0375	07/11/05	1279000	1690	360	9	1925	4	5300	Y	N	728 36TH AV
8	063500	0170	04/22/03	449000	1700	0	9	1990	3	1909	Y	N	3517 S LESCHI PL
8	660000	0380	12/15/03	875000	1730	890	9	1951	5	8741	N	N	303 37TH AV E
8	177850	0285	09/13/05	765000	1740	0	9	1939	4	4000	N	N	3410 E JOHN ST
8	427890	0200	05/19/05	885000	1740	0	9	1923	4	5800	N	N	423 34TH AV
8	531710	0450	06/27/03	975000	1760	0	9	1929	5	8082	N	N	311 36TH AV E
8	177850	0010	05/23/04	460000	1800	0	9	1993	3	4000	N	N	206 32ND AV E
8	918470	0535	05/10/04	790000	1800	1020	9	1926	4	5000	Y	N	812 36TH AV
8	142220	0341	07/12/04	875000	1810	0	9	1919	4	5861	Y	N	654 FULLERTON AV
8	142220	0335	06/02/04	1050000	1830	720	9	1997	3	3250	Y	N	3761 E COLUMBIA ST
8	531710	0420	11/22/05	990000	1860	720	9	1930	4	5587	N	N	335 36TH AV E
8	531710	0420	09/08/03	720000	1860	720	9	1930	4	5587	N	N	335 36TH AV E
8	125020	3255	05/13/04	505000	1870	0	9	1999	3	4050	N	N	523 35TH AV S
8	535120	0110	06/02/04	707000	1890	0	9	1986	4	3940	Y	N	1417 NEWPORT WY
8	918470	0450	01/09/03	625000	1960	670	9	1986	3	4560	N	N	930 37TH AV
8	910300	0290	02/25/05	787500	1980	1180	9	1916	5	4082	Y	N	154 35TH AV E
8	177850	0355	03/14/03	847000	2010	980	9	1909	4	4000	N	N	221 36TH AV E
8	211020	0260	10/08/03	560000	2010	0	9	2003	3	3000	N	N	734 34TH AV
8	414180	0165	06/16/03	823500	2010	0	9	1903	4	8000	N	N	1529 36TH AV
8	125020	2515	08/04/04	749000	2060	930	9	2004	3	3600	Y	N	3308 S DAY ST
8	918470	0780	03/05/04	825000	2060	800	9	1918	4	4500	Y	N	815 35TH AV
8	447340	0200	10/20/03	742000	2070	0	9	1996	3	4000	Y	N	3210 S DEARBORN ST
8	742470	0055	08/29/05	1350000	2100	950	9	1924	5	7950	Y	N	1636 36TH AV
8	569900	0125	08/29/05	900000	2170	440	9	2002	3	7200	Y	N	3200 S NORMAN ST
8	910300	0365	09/24/03	625000	2170	490	9	2003	3	4000	N	N	3420 E DENNY WY
8	982920	1068	11/30/05	925000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AV
8	982920	1068	05/11/04	825000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	447340	0155	10/20/03	698000	2180	980	9	1999	3	4200	Y	N	710 31ST AV S
8	918470	0600	09/13/05	1112500	2180	550	9	1909	4	6000	N	N	829 37TH AV
8	918470	0810	03/24/03	680000	2190	500	9	1931	4	4500	N	N	829 35TH AV
8	982920	0475	10/18/05	1100000	2230	1000	9	1978	5	5400	Y	N	309 LAKE WASHINGTON BL
8	174470	0070	02/05/03	795000	2260	560	9	1921	4	7084	Y	N	439 36TH AV
8	177850	0390	06/09/05	1070000	2260	340	9	1991	3	4000	N	N	202 36TH AV E
8	320090	0300	03/23/04	892500	2310	220	9	1919	4	6000	Y	N	609 37TH AV
8	125020	1785	12/16/03	880000	2320	1650	9	1910	5	7200	Y	N	534 32ND AV S
8	982920	0155	07/26/05	975000	2360	0	9	1990	3	7161	Y	N	411 LAKE WASHINGTON BL
8	205860	0105	02/28/03	700000	2380	240	9	1915	3	6000	N	N	303 33RD AV
8	125020	2918	07/14/04	650000	2390	1000	9	1988	3	5415	N	N	525 LAKE WASHINGTON BL S
8	982920	0685	07/25/03	650000	2400	450	9	1983	3	6720	N	N	207 ERIE AV
8	428990	0070	03/27/05	975000	2410	0	9	1924	5	5460	N	N	1565 MADRONA DR
8	535020	0640	05/09/03	682500	2450	0	9	1990	3	5250	N	N	1119 NEWPORT WY
8	177850	0665	06/17/04	980000	2530	140	9	1930	5	8000	Y	N	3305 E JOHN ST
8	531710	0291	09/23/04	847500	2580	800	9	1984	4	6990	Y	N	557 LAKE WASHINGTON BL E
8	910300	0430	05/11/05	825000	2580	700	9	1913	5	4000	N	N	3441 E FLORENCE CT
8	981970	0075	08/06/04	1150000	2720	50	9	1995	4	3600	Y	N	1537 38TH AV
8	125020	4106	10/24/03	640000	2760	0	9	2001	3	5481	Y	N	527 LAKESIDE AV S
8	174470	0030	08/10/05	1700000	2780	0	9	1960	4	25374	Y	N	3519 E CONOVER CT
8	194730	0195	12/12/05	903300	2780	0	9	1993	3	6022	N	N	3500 E SPRUCE ST
8	982920	0940	06/16/04	680000	2850	290	9	1978	3	6000	Y	N	3438 E HURON ST
8	918470	0350	07/14/05	1200000	2870	850	9	1997	3	6000	Y	N	915 36TH AV
8	982920	0545	08/22/05	995000	2880	0	9	1978	3	5320	Y	N	201 LAKE WASHINGTON BL
8	174470	0025	07/14/05	1450000	2920	1270	9	1923	5	6847	Y	N	3520 E CONOVER CT
8	502690	0230	07/29/05	1395000	2920	0	9	1921	5	6500	Y	N	3916 E PINE ST
8	125020	3280	10/09/04	956605	2950	1030	9	2004	3	7200	Y	N	501 35TH AV S
8	502690	0185	06/24/04	1412400	3100	0	9	1904	3	8200	Y	N	3917 E OLIVE ST
8	910300	0710	06/08/05	1175000	3100	1160	9	2005	3	5536	N	N	110 37TH AV E
8	125120	0057	03/30/04	785000	3190	1150	9	2004	3	6360	Y	N	1126 33RD AV S
8	320090	0225	02/10/03	860000	3300	1150	9	1910	5	4000	Y	N	612 36TH AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	918470	0715	06/02/05	1621000	3360	1490	9	1910	3	12990	Y	N	816 35TH AV
8	125020	1795	01/04/05	863000	3380	0	9	1910	3	6000	Y	N	536 32ND AV S
8	125020	3190	03/21/05	1190000	3430	400	9	2001	3	14400	N	N	3401 S KING ST
8	757670	0061	06/09/05	1695000	1240	1790	10	2001	3	10154	Y	N	3612 E SCHUBERT PL
8	034500	0325	02/19/03	860000	1880	1080	10	1927	4	4240	Y	N	3602 E CHERRY ST
8	177850	0555	11/10/04	815000	1970	680	10	1973	5	4400	Y	N	182 35TH AV E
8	715170	0445	07/28/05	1700000	1970	900	10	2003	3	5000	Y	N	1126 36TH AV
8	910300	0690	06/01/05	879000	1970	0	10	1914	4	5840	N	N	3704 E DENNY WY
8	982920	1058	03/25/05	780000	1990	860	10	1980	3	6565	N	N	151 EUCLID AV
8	632100	0285	02/10/05	1375000	2000	0	10	1905	3	8800	N	N	1623 39TH AV
8	142220	0118	09/16/05	1350000	2090	640	10	1987	4	3060	Y	N	622 38TH AV
8	414180	0085	06/03/05	1150000	2120	1050	10	2000	3	5017	N	N	1524 35TH AV
8	125120	0055	10/05/05	1355000	2160	1030	10	2003	3	5040	Y	N	1120 33RD AV S
8	125020	2955	02/24/05	910000	2310	780	10	1988	3	4137	Y	N	528 33RD AV S
8	174470	0200	11/06/03	650000	2400	120	10	1926	3	6360	N	N	429 35TH AV
8	125020	3320	07/01/05	1244650	2510	1110	10	2005	3	4200	Y	N	834 LAKE WASHINGTON BL S
8	177850	0256	05/19/05	1470000	2630	650	10	2003	3	6000	N	N	221 35TH AV E
8	535020	1370	10/26/04	1777000	2690	930	10	1993	3	5441	Y	N	1454 MADRONA DR
8	414180	0215	09/28/04	1300000	2750	200	10	1999	3	4000	N	N	1615 36TH AV
8	982920	0625	12/27/04	927500	2760	550	10	1990	3	5680	N	N	3400 E SUPERIOR ST
8	535020	0325	08/11/03	1425000	2840	1430	10	2003	3	5100	Y	N	1126 37TH AV
8	982920	0245	02/18/04	1080000	2840	230	10	1992	3	8580	Y	N	3716 E TERRACE ST
8	535020	1366	05/24/04	1665000	2860	1060	10	1991	3	5167	Y	N	1450 MADRONA DR
8	535020	1367	06/30/03	1450000	2860	1060	10	1993	3	5031	Y	N	1452 MADRONA DR
8	910300	0393	05/28/03	825000	2932	800	10	2001	3	4075	N	N	3415 E FLORENCE CT
8	142220	0075	11/06/03	1142010	2960	0	10	1989	3	5646	Y	N	603 WELLINGTON AV
8	535020	0550	07/08/04	1450000	3180	0	10	1909	4	6169	Y	N	3815 E PIKE ST
8	535020	1190	02/13/04	1095000	3180	0	10	1994	3	7666	Y	N	1444 MADRONA DR
8	125020	3520	08/30/04	950000	2860	600	11	1987	3	5600	Y	N	1107 LAKESIDE AV S
8	035700	0137	07/19/05	1445000	3220	1050	11	2003	3	10000	Y	N	1120 32ND AV S
8	982920	0335	08/20/04	1348000	3378	0	11	2002	3	6675	N	N	509 RANDOLPH AV

**Improved Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
8	125120	0065	07/05/05	1437000	2120	580	12	1998	3	5185	Y	N	1128 33RD AV S
8	125120	0065	03/19/03	1220000	2120	580	12	1998	3	5185	Y	N	1128 33RD AV S
8	125020	4765	10/28/05	3350000	2630	1060	12	2003	3	10082	Y	Y	1708 LAKESIDE AV S
8	982920	0566	08/05/03	1325000	2810	980	12	1989	3	5001	Y	N	3809 E ALDER ST

**Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	111800	0040	06/14/04	850000	UnFinArea
6	111800	0420	07/12/03	870000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	0440	05/09/03	1048000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	0450	01/30/03	2200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	0635	05/06/04	1540000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	0759	08/08/03	1775000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	111800	1066	09/09/03	1000000	TEAR DOWN %Compl DORRatio
6	111800	1100	02/28/03	995000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	1275	11/12/03	740000	TEAR DOWN DORRatio
6	111800	1350	05/24/04	790000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	1485	11/07/03	735000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	111800	1560	04/16/04	828750	UnFinArea
6	111800	1885	05/26/04	835000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	111800	1985	06/05/03	2040000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	111800	1990	12/08/04	1500000	CORPORATE AFFILIATES
6	111800	2085	05/02/03	690000	DORRatio
7	133030	0130	02/26/04	801000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	133030	0211	10/04/05	1500000	%Compl ActivePermitBeforeSale>25K
7	133030	0211	05/13/03	775000	TEAR DOWN; SEGREGATION AND/OR MERGER; &
7	133030	0445	11/05/04	825000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	133030	0671	09/22/04	1273000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	195470	0325	10/10/05	1650000	DORRatio
7	195470	0420	07/15/05	3200000	UnFinArea
7	195470	0465	01/05/04	900000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	195470	0475	09/10/03	1060000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
7	195470	0555	06/21/03	1219000	TEAR DOWN; SHELL DORRatio
7	195470	0706	01/05/05	1055000	INCORRECT DATA
7	411460	0660	07/10/03	1035000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	411460	0780	05/23/05	5500000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	438570	0895	12/02/03	300000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	438570	1060	03/24/04	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	438570	1071	10/05/04	752000	NO MARKET EXPOSURE0
7	438570	1240	02/02/04	485000	TEAR DOWN DORRatio
7	501700	0065	07/04/03	229078	QUIT CLAIM DEED; PARTIAL INTEREST; AND
7	501700	0075	01/12/05	705000	%Compl
7	501700	0075	09/27/04	585000	%Compl
7	501700	0350	01/02/03	450000	TEAR DOWN %Compl DORRatio
7	501700	0370	01/28/04	650000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	501700	0470	11/22/05	480000	PrevImp<=25K
7	501700	0470	02/26/04	380000	PrevImp<=25K
7	501700	0510	11/17/05	789000	RELOCATION - SALE BY SERVICE
7	501700	0510	11/17/05	789000	RELOCATION - SALE TO SERVICE
7	501700	0560	06/15/04	340000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	501700	0575	06/11/03	392000	UnFinArea
7	502690	0235	12/11/03	865000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	502690	0270	05/18/05	6485000	ImpCount

**Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	531610	0106	03/26/03	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
7	531610	0165	09/12/03	475000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	531610	0230	03/06/03	960000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	531610	0235	05/21/04	950000	TEAR DOWN %Compl DORRatio
7	531610	0260	06/11/03	2150000	PERSONAL PROPERTY INCLUDED; CORPORATE AFFIL
7	531610	0445	02/26/04	2000000	ImpCount
7	531610	0730	12/19/05	1085000	Obsol
7	531610	0760	10/04/05	913500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531610	0980	08/13/03	1500000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531710	0033	11/15/04	1862331	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	531710	0033	11/15/04	1862331	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	531710	0250	03/10/03	1820000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531710	0481	05/17/05	1650000	RELOCATION - SALE BY SERVICE
7	531710	0481	05/10/05	1650000	RELOCATION - SALE TO SERVICE
7	531710	0485	03/19/04	2300000	Obsol
7	531710	0500	01/05/04	2283600	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531710	0612	09/22/05	2736000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531810	0010	09/26/05	635000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531810	0325	04/10/03	580000	TEAR DOWN; AND
7	531810	0325	04/28/04	580000	TEAR DOWN; RELATED PARTY, FRIEND, NEIGHBOR &
7	531810	0430	06/08/04	1000000	RELOCATION - SALE BY SERVICE
7	531810	0430	06/05/04	1000000	RELOCATION - SALE TO SERVICE
7	531810	0445	10/03/03	675000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	531810	0504	07/21/05	322000	PrevImp<=25K
7	531810	0504	01/29/03	250000	PrevImp<=25K
7	531810	0520	09/29/04	820000	UnFinArea
7	531810	0875	12/13/05	970000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531810	1290	07/30/04	800000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	531810	1665	08/22/03	75000	QUIT CLAIM DEED; PARTIAL INTEREST; AND
7	531810	1910	12/05/03	616000	DORRatio
7	532010	0039	05/18/05	7563921	ImpCountPARTIAL INTEREST (103, 102, Etc.)
7	533220	0360	05/30/03	440000	FORCED SALE
7	632100	0060	06/06/03	1025000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	660000	0215	04/18/05	1009400	SEGREGATION ANDDOOR MERGER
7	918570	0105	08/01/03	3100000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	918570	0375	02/25/04	1100000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	918570	0460	04/14/04	1100000	REMODO AFTER SALE
7	918570	0535	06/24/05	1395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	034500	0155	07/28/03	1300000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	034500	0485	07/31/03	500000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	063500	0080	11/04/05	385000	MISIDENTIFIED PROPERTY
8	063500	0080	01/14/05	450000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	082300	0070	06/10/04	425000	NON-REPRESENTATIVE SLE
8	125020	1775	01/17/03	425000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	125020	2055	05/24/05	550000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	125020	2515	04/24/03	373000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND

**Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	125020	2530	04/15/04	114167	QUIT CLAIM DEED; PARTIAL INTEREST; AND
8	125020	3060	02/14/03	131107	PARTIAL INTEREST (103, 102, Etc.) DORRatio
8	125020	3170	07/30/04	949000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	125020	3290	03/27/03	590000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
8	125020	3320	04/16/04	553000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND
8	125020	4600	07/28/03	1400000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	125070	0035	08/19/05	385000	PrevImp<=25K
8	125120	0057	12/16/04	1325000	ActivePermitBeforeSale>25K
8	125120	0295	08/11/03	335000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	142220	0240	09/12/03	619000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	142220	0320	04/21/04	699000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	142220	0365	09/23/05	176553	QUIT CLAIM DEED; PARTIAL INTEREST; AND
8	177850	0095	11/17/04	730000	OPEN SPACE DESIGNATION CONTINUED
8	177850	0325	06/26/03	935000	NO MARKET EXPOSURE
8	177850	0500	07/06/05	547000	ActivePermitBeforeSale>25K
8	177850	0690	09/23/05	340228	PARTIAL INTEREST (103, 102, Etc.)
8	194730	0005	12/15/04	419950	QUESTIONABLE PER APPRAISAL
8	205860	0095	04/08/03	505000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	320090	0125	01/18/03	650000	RELOCATION - SALE TO SERVICE
8	341660	0090	04/09/04	325000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	341660	0110	12/19/03	20000	QUIT CLAIM DEED DORRatio
8	341660	0465	05/21/03	215643	QUIT CLAIM DEED; PARTIAL INTEREST; AND
8	411460	1535	09/30/03	885000	%Compl
8	414180	0250	10/04/05	233000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
8	427890	0050	08/09/04	585000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	427890	0095	04/16/04	731000	RELOCATION - SALE BY SERVICE
8	427890	0095	03/26/04	731000	RELOCATION - SALE TO SERVICE
8	427890	0170	04/07/03	565000	NO MARKET EXPOSURE
8	428990	0005	05/06/03	751500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	428990	0025	02/01/05	1500000	RELOCATION - SALE BY SERVICE
8	428990	0025	02/01/05	1500000	RELOCATION - SALE TO SERVICE
8	531710	0303	06/25/04	235000	%Compl DORRatio
8	531710	0434	09/19/03	844500	INCORRECT BULDING DATA
8	535020	0400	10/31/03	91915	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
8	535020	0765	08/24/05	472000	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
8	535020	0915	04/29/04	512500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	535120	0170	12/28/05	778000	ActivePermitBeforeSale>25K
8	535120	0185	03/04/03	350000	NO MARKET EXPOSURE
8	535120	0219	10/17/03	398000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	535120	0265	07/11/03	634000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	571200	0105	10/24/03	221612	QUIT CLAIM DEED DORRatio
8	632100	0141	02/26/04	438000	BANKRUPTCY - RECEIVER OR TRUSTEE; AND
8	632100	0150	08/26/03	482000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	660000	0050	05/28/04	190000	NO MARKET EXPOSURE; AND OTHER WARNINGS
8	660000	0095	04/25/05	443000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	660000	0100	01/30/04	315000	QUESTIONABLE PER APPRAISAL

**Improved Sales Removed from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	690920	0205	03/20/03	330000	TEAR DOWN %Compl
8	690920	0321	02/16/05	301088	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND
8	690920	0365	08/19/05	529950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	690920	0625	02/24/05	608000	1031 TRADE
8	715170	0025	12/08/04	490000	NO MARKET EXPOSURE
8	715170	0406	03/25/03	710000	NO MARKET EXPOSURE
8	715320	0095	01/21/03	368000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	742470	0135	10/24/03	490000	DORRatio
8	742470	0195	11/23/03	312000	NO MARKET EXPOSURE DORRatio
8	742470	0225	01/12/05	145612	QUIT CLAIM DEED; PARTIAL INTEREST; AND
8	757670	0040	08/09/05	1527500	UnFinArea
8	757670	0151	04/25/03	770000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	910300	0115	06/03/05	650000	OPEN SPACE DESIGNATION CONTINUED
8	910300	0135	06/05/03	330000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	910300	0285	12/13/05	575000	ActivePermitBeforeSale>25K
8	910300	0355	12/23/03	83953	QUIT CLAIM DEED DORRatio
8	910300	0360	10/04/04	390000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	910300	0620	03/24/04	954442	QUESTIONABLE PER SALES IDENTIFICATION
8	910300	0625	02/17/04	954442	QUESTIONABLE PER SALES IDENTIFICATION
8	910300	0690	05/07/04	752500	SEGREGATION AND/OR MERGER
8	910300	0710	06/07/04	440000	DORRatio
8	910300	0725	09/14/05	572000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	918470	0430	10/28/03	849000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	918470	0570	04/01/03	201396	RELATED PARTY, FRIEND, OR NEIGHBOR; AND
8	918470	0680	04/04/03	419000	Obsol
8	918470	0690	09/29/03	737500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	982920	0055	06/18/04	390000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	982920	0130	09/30/03	475000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	982920	0295	06/11/03	1200000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	982920	0315	05/12/05	611300	Obsol
8	982920	0445	11/22/04	575000	UnFinArea
8	982920	0445	06/09/04	485000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	982920	0455	06/18/03	639000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	982920	0520	09/07/04	615000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	982920	0585	04/16/03	385000	NO MARKET EXPOSURE
8	982920	0680	02/25/05	952000	RELOCATION - SALE BY SERVICE
8	982920	0680	02/25/05	952000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 14**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
7	411460	0337	11/18/03	1287500	24171	N	N
7	411460	0339	05/20/04	1150000	20699	N	N
7	411460	0917	12/20/05	1200000	1520	Y	Y
7	501700	0270	10/27/05	755000	7200	N	N
8	082300	0065	06/10/04	255000	3770	N	N
8	125020	2095	11/30/04	270000	3360	Y	N
8	125020	3280	09/24/03	275000	7200	Y	N
8	535020	0780	04/05/05	1100000	4460	Y	N
8	535020	0780	08/24/05	540000	4460	Y	N
8	910300	0688	10/08/04	335000	5096	N	N
8	982920	0258	04/25/05	480000	6270	Y	N
8	982920	1040	05/10/05	255000	6632	N	N
8	982920	1060	03/25/05	80000	6969	N	N

**Vacant Sales Removed from this Annual Update Analysis
Area 14**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	111800	1415	12/07/04	770000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	981970	0046	09/30/04	600000	PARTIAL INTEREST (1/3, 1/2, Etc.);
7	981970	0046	10/29/04	200000	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	125020	4074	07/13/04	162000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	125120	0094	05/30/03	420000	RELATED PARTY, FRIEND, OR NEIGHBOR;



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr